

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Name of the Local Plan to which this representation relates:

Cannock Chase Local Plan

Please return to:

planningpolicy@cannockchasedc.gov.uk or:
Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28,
Beecroft road, Cannock, Staffordshire, WS11 1BG

Please return by:

5:00pm on Monday 18 March 2024 (late forms will not be accepted)

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Part A: Personal Details

Do you consent to be notified about progress of the Cannock Chase Local Plan?

Yes

Notifications: If you consent to be notified about progress on the Local Plan your details will be added to the consultation database. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Contact will be limited to information regarding planning policy and your data will not be shared. You may unsubscribe at any time by email or writing to us using the details on this form. Data will only be held until adoption of the Cannock Chase Local Plan.

	1. Personal Details*	2. Agent's Details (if applicable)*
	*If an agent is appointed, please provide client Title, First Name, Last Name, Organisation (if applicable) and Post Town in column 1 and provide full contact details for the agent in column 2.	
Title	Ms	
First Name	Sarah	
Last Name	Burgess	
Post Town	Stafford	
Organisation (where relevant)	CPRE Staffordshire	
Address Line 1	2 Staffordshire Place	
Address Line 2		
Address Line 3	Stafford	
Post Code	ST16 2DH	
Telephone Number	01785 278230	
E-mail Address	protect@cprestaffordshire.org.uk	

Making a representation: We cannot accept anonymous representations. You must provide your contact details but only your name and comments will be published on the website. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Once the plan is submitted your comments will be shared with the Planning Inspectorate and an independent inspector will review representations. You have the right to withdraw your representation and your data will be destroyed. Data will only be held until adoption of the Cannock Chase Local Plan.

Part B: Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**. We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Sarah Burgess Office and Publicity Manager CPRE Staffordshire, the countryside charity
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Q1. To which document does this representation relate? (Please tick one box)

- Yes** Cannock Chase Local Plan 2018-2040
- No** Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040
- No** Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040

Q2. To which part of the document does this representation relate?

Para- graph:	See below	Policy:	See be- low	Site:	Various housing allocations	Policies Map:	Propo- sad housing Alloca- tions
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The representation does not fit into the parts described above but follows from the Spatial Strategy.

Q3. Do you consider the Cannock Chase Local Plan is:

A. Legally compliant Yes:

B. Sound No:

C. Compliant with the Duty to Co-operate No:
(Please tick as appropriate).

For office use	Part B reference	
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Q4. Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Summary: The proposed Plan appears to be over-allocating housing.

The Regulation 19 document states in:

Local Plan Vision & Objectives

The Spatial Strategy

In the eighth bullet point:

- The Local Plan will seek to deliver a minimum 5,808 dwellings to meet the district's housing need between 2018 and 2040 at an average rate of 264 dwellings per annum. Further land will be removed from the Green Belt and safeguarded for future housing need, strategic green infrastructure link and infrastructure requirements in the next plan period or early review of the development plan.

And in the ninth bullet point:

- Cannock Chase District forms part of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) and has resolved to contribute 500 dwellings where infrastructure permits, to meet a shortfall arising from the GBBCHMA which sets a Local Housing need of 6,303 dwellings at an average of 287 dwellings per annum.

The Cannock Chase District Strategic Housing Land Availability Assessment 2023

In: 'Final Evidence Base for Cannock Chase District'

Table 4.14: CCDC Long Term Delivery of Sites on page 32:

- Shows that in the currently adopted Local Plan period 2006 – 2028, the target of 5300 new homes was exceeded before 2023.
- By March 2023, a total of 5844 new homes had been completed. This left a negative requirement for the last five years of the Plan period.
- In March 2023, the long-term supply of sites identified in the SHLAA was 2,739. This would give an over-supply of 3,283 above the target of 5300 (this total excludes any proposed allocations).

This major over-supply does not, of itself, suggest that the Regulation 19 document is unsound, but rather that the Council has previously underestimated delivery, particularly of windfall sites (see below).

Housing Completions 2018 to 2023

Housing completions since the commencement of the plan period of the Regulation 19 Local Plan document taken from Table 14.3 show:

2018/19	234
2019/20	930

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2020/21	319
2021/22	620
2022/23	437
TOTAL	2540

It is not clear from the Regulation 19 document whether these numbers have been taken into account. If they were considered, the number of additional dwellings required to meet its own requirements from 2023 to 2040 (17 years) would be 3268 (5808 minus 2540), equivalent to 193 per year. If 500 additional dwellings were added to meet the needs of other councils, annual completions would be increased to 222 p.a.

Land Supply - Strategic Housing Land Availability Assessment 2023

Table 4.14: CCDC Long Term Delivery of Sites shows on page 32:

Long Term Supply of sites identified in SHLAA as 2739. This relates to the period 2023 – 2028.

It is unclear in the Regulation 19 Document whether, or how, the SHLAA supply expectation has been taken into account. If this was taken into account, it would reduce the number of new dwellings to be provided to meet Cannock's requirements to 529 (3268 minus 2739) with an additional 500 to provide for other councils' needs.

We consider that the Regulation 19 document is potentially unsound, as it does not provide evidence of how completions and SHLAA sites have been taken into account in deciding on the scale of new allocations required. We request that this be clarified before the Inspectorate is asked to consider the document.

Windfall Sites

The historic windfall rates achieved the period 2014 to 2023 are set out in Table 3.4 on page 17 of the Housing Land Availability Assessment 2023.

The table shows an annual windfall rate of 324 d.p.a.

Paragraph 3.64 of the Housing Land Availability Assessment states:

“Having regard to all relevant factors set out in paragraph 71 of the NPPF 2021, it is considered appropriate to apply the calculation demonstrated in the above tables and to apply a windfall allowance of 27dpa in future housing land supply estimates. This is based on clear evidence of historic windfall delivery in the District since 2014 on sites which will not be reflected elsewhere in future supply (i.e. 1-4 dwellings) and is considered a relatively conservative estimate in light of the previous percentage approach to the windfall allowance. The windfall allowance will not be applied in years 1-3 of future housing land supply to avoid any potential double counting with existing planning permissions.”

No evidence has been presented to explain why windfalls will reduce to only 27p.a. and no sites of more than 10 dwellings.

It seems from Table 3.4 of the Housing Land Availability Assessment 2023 that there were 3241 windfall completions in the plan period 2016 – 2023 - and from Table 3.5 that 600 of the windfalls were on sites of 1 to 9 dwellings.

It is apparent that, with a historic average of 324 p.a., the proposed allowance of only 27p.a. is probably both unsound and unjustified.

New Allocations proposed in the Regulation 19 document

The Regulation 19 document does not appear to give totals for the proposed housing allocations but does give numbers for individual sites. The numbers quoted below are taken from the document.

We have calculated the number of new homes from the site allocations, including housing in the Regulation 19 Plan, under the breakdown in the Site Allocations Document on pages 158 to 225. (We could not find any totals in the document.)

Local Plan Policy Options - Site Allocations

1. Strategic Sites

Total number of homes indicated: 2290.

Representee's note: One of the sites (the former Rugeley Power Station - SM1) has already been committed by the granting of planning permission and the completion of a Section 106 Agreement. It should therefore not be described as a proposed allocation, but more appropriately included as a commitment. This site will provide 1000 dwellings, and is a redevelopment of previously developed land, which we support.

*Two of the other allocations on strategic sites SO1 and SO2 are on greenfield land in the Green Belt. **We oppose these proposals as being unnecessary to meet the requirements of Cannock Chase to meet the requirements of the Strategic Strategy as quoted in the first part of this representation.***

2. Table A: Under Construction Sites

Total number of homes indicated 365.

Representee's note: It is suggested that these are more appropriately identified as having commenced - rather than being termed allocations and counted as commitments.

3. Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.

Total number of homes indicated 265.

Representee's note: It is suggested that these are more appropriately identified as having permission or a resolution to grant consent - rather than being termed allocations.

4. Table C: Proposed Allocations – Additional Sites from Development Capacity Study.

Total number of homes indicated 796.

*Representee's note: It is suggested that these are correctly identified as allocations in the main these are brownfield (Previously Developed Land) sites - which we consider to be preferable to the development of greenfield sites. **We think that some of these sites may involve double counting of sites included in Table 4.14: CCDC Long Term Delivery of Sites of the Housing Land Availability Assessment 2023.***

Full details are given on the following pages.

Local Plan Policy Options - Site Allocations.

Strategic Sites

Strategic Site Specific Policy - Land south of Lichfield Road, Cannock. Site Reference: SH1. Address: South of A5190, Lichfield Road, Cannock.

Proposed Use: The development will deliver in the region of 700 dwellings, and provision for a new primary school and Community Park with primary access from Cannock Road. The strategic housing allocation will also contribute to the delivery of off-site highway and sustainable travel improvements and associated infrastructure including the Wimblebury Road Relief Road (WRRR). The development will deliver a mix of housing sizes, types and tenure to ensure that there is a range of housing, including affordable housing.

Indicative Dwelling Yield: 700 dwellings.

Site Area (Hectares): Total 47.2 hectares.

Net developable area (indicative): 20ha.

Density minimum: 35dph.

Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes. Site Reference: SH2 Address: East of Wimblebury Road at Bleak House, Wimblebury Road.

Proposed Use: The development of approximately 400 dwellings, public open space and access from Wimblebury Road to Cannock Road. The development will deliver the Wimblebury Road Relief Road (WRRR) and contribute to off-site highway and sustainable travel improvements and associated off-site infrastructure including a primary school. The development will deliver a mix of housing sizes, types and tenure to ensure that there is a range of housing including affordable housing.

Indicative Dwelling Yield: up to 400 dwellings

Site Area (Hectares): Total 17.9 hectares.

Net developable area (indicative): 11ha.

Density minimum: 35dph

Strategic Site Specific Policy - Land to the rear of Longford House, Watling Street Site Reference: SH3.

Address: Land to the rear of Longford House, Watling Street, Cannock Proposed Use: The development of 45 dwellings with access from Wellington Drive. The development will deliver a mix of housing sizes, types and tenure including affordable housing.

Indicative Dwelling Yield: 45 dwellings

Site Area (Hectares): 2 hectares

Net developable area: 1.18hectares

Density minimum: 38dph

Strategic Site Specific Policy - Former Hart School, Burnthill Road, Rugeley (Hagley

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Park)

Site Reference: SH6

Address: Former Hart School, Burnthill Road, Rugeley (Hagley Park)

Proposed Use: The development of 145 dwellings with access from Burnthill Lane. The development will deliver a mix of housing sizes, types and tenure including affordable housing to ensure that there is a range of housing.

Indicative Dwelling Yield: 145 dwellings

Site Area (Hectares): 4.9 hectares

Net developable area: 3.8 hectares

Density minimum: 35dph

Strategic Site Specific Policy - Land at the Former Rugeley Power Station Site Reference: SM1

Address: Former Rugeley Power Station, Power Station Road, Rugeley Proposed Use:

The site is allocated for a cross-boundary sustainable mixed use development which will have regard to the character of the surrounding area, the topography of the site, the flood zone and ecological interests. The development will provide linkages to services and facilities in Rugeley, Brereton, and Armitage with Handscare (in Lichfield District), and will deliver up to 2,300 dwellings (1,000 in Cannock Chase) including a minimum affordable housing contribution equivalent to 17.6% of units across the whole site, and up to 5 hectares of land for employment uses. The site is also to incorporate an all through school and local facilities and amenities. Indicative Dwelling Yield: up to 1,000 dwellings in Cannock Chase (up to 2,300 whole site)

Site Area (Hectares): 139 hectares (whole site)

Density minimum: 35dph.

Total number of homes indicated 2290.

Site allocations (non-Strategic)

Policy SA1: Site Allocations. The following sites identified on the Policies Map are allocated for development over the plan period. The allocations will be developed in accordance with the specified use and must comply with other development plan policies. Sites which do not have planning permission will be developed in accordance with the specific development considerations set out in the site allocations information.

Table A: Under Construction Sites

H1 Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168

H11 108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8

H12 Whitelodge, New Penkrige Road, Cannock Allocation: Housing. Capacity: 2

H17 Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road. Part of larger site) Allocation: Housing. Capacity: 59

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H30 Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60

H44 268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10

H55 77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11

H57 Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20

H25 Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27

Total 365

Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.

H16 Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51

H18 Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25

H45 23, Walsall Road, Cannock Allocation: Housing. Capacity: 12

H58 Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11

M6 Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings

M7 Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings

H24 Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings

Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: 10 dwellings

H48 Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: 58 dwellings

Total 265

Table C: Proposed Allocations – Additional Sites from Development Capacity Study

H29 Land at 521 Pye Green Road, Hednesford, Cannock Allocation: Housing. Capacity: Up to 80 dwellings

M1 Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre Allocation: Mixed. Capacity: Up to 70 dwellings

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H32/M5 Avon Road/Hallcourt Lane, Cannock Allocation: Mixed. Capacity: Up to 22 dwellings

M3 Beecroft Road Car Park, Cannock Allocation: Mixed. Capacity: Up to 35 dwellings

H34 Land at Chapel Street, Heath Hayes Allocation: Housing. Capacity: Up to 20 dwellings

H35 Land at Girton Road/Spring Street, Cannock Allocation: Housing. Capacity: Up to 24 dwellings

H36 Park Road Offices, Cannock Allocation: Housing. Capacity: Up to 25 dwellings

H37 Police Station Car Park, Cannock Allocation: Housing. Capacity: Up to 25 dwellings

H38 Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock Allocation: Housing. Capacity: Up to 24 dwellings

H39 26 - 28 Wolverhampton Road, Cannock Allocation: Housing. Capacity: Up to 25 dwellings

H40 Danilo Road Car Park, Cannock Allocation: Housing. Capacity: Up to 20 dwellings

M4 Backcrofts Car Park, Cannock Allocation: Mixed. Capacity: Up to 20 dwellings

M2 Park Road Bus Station, Cannock Allocation: Mixed. Capacity: Up to 15 dwellings

H43 243, Hill Street, Hednesford, Cannock Allocation Housing. Capacity: Up to 13 dwellings

H60 41, Mill Street, Cannock Allocation: Housing. Capacity: Up to 15 dwellings

H61 Cannock Chase High School, Lower Site, Campus, Hednesford Road Allocation: Housing. Capacity: - *Not specified in table but shown to have area of 4.1 hectares on Page 212*

H62 Springvale Area Service office, Walhouse Street, Cannock Allocation: Housing. Capacity: 10 dwellings

H63 Former Rumer Hill Industrial Estate, Cannock Allocation: Housing. Capacity: Up to 99 dwellings

H65 A Dunford and Son, Brindley Heath Road, Cannock Allocation: Housing. Capacity: Up to 15 dwellings

H66 Land at the Corner of Avon Road and Hunter Road, Cannock Allocation: Housing. Capacity: Up to 18 dwellings

H49 Land at The Mossley, off Armitage Road Allocation: Housing. Capacity: Up to 40 dwellings

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H50 Nursery Fields, St Michaels Road, Brereton Allocation: Housing. Capacity: Up to 35 dwellings.

H51 Castle Inn, 141, Main Road, Brereton Allocation: Housing. Capacity: Up to 27 dwellings.

H52 Gregory Works, Armitage Road, Brereton Allocation: Housing. Capacity: Up to 23 dwellings.

H53 Land off Lichfield Street, Rugeley. Allocation: Housing. Capacity: Up to 20 dwellings

H64 The Fairway Motel, Horsefair, Rugeley Allocation: Housing. Capacity: Up to 17 dwellings.

H67 Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley Allocation: Housing. Capacity: Up to 18 dwellings.

H68 Land off Norton Hall Lane, Norton Canes Allocation: Capacity: Up to 55 dwellings.

H69 272 Hednesford Road, Norton Canes Allocation: Housing. Capacity: Up to 11 dwellings

Total 796 (excluding H61). Each of these sites exceeds 10 dwellings in total.

Total of all allocations: c. 3716 (2290+365+265+796).

(Please continue on a separate sheet if necessary).

Q5. Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Initial Request

The Council is requested to produce, a clear statement setting out the following:

1. The number of dwellings already completed in the plan period 2016 to 2023.
2. The number of dwellings under construction or with an extant planning permission in April 2023.
3. The number of dwellings to be granted permission following the completion of a Section 106 Agreement (i.e. already committed).

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4. The proposed number of new dwellings on the allocated sites (i.e. excluding those already completed, under construction or with planning permission).

(This is an unusual request. It is made because in the document, as currently presented, it appears that some of the allocated sites are already partly completed, under construction or have planning permission but are nevertheless included as proposed allocations. This causes confusion, potential 'double counting' and makes it really difficult to establish the number of additional homes being proposed).

5. For the allocated sites, state whether they are:

- a. Within existing settlements
- b. On Previously Developed Land (PDL) - or a greenfield site.
- c. In Green Belt or 'safeguarded land' as currently defined in an adopted plan.

6. Consideration be given to the Long Term Supply of sites - identified in SHLAA as 2739 to the end of the current plan period 2028 by extending this to the end of the plan included in the Regulation 19 document (2040).

7. A clearer statement (in the Regulation 19 document rather than the SHLAA) of a reasoned justification of the allowance to be made for new windfall sites and why it has reduced from a historic number taken from annual average completions of 324 d.p.a. in the period 2014 – 2023 to 27 d.p.a. for the period to 2040 (excluding the first three years).

If the council does not produce this information in advance of the Inspectorate receiving the Regulation 19 documents the Appointed Inspector (or the Programme Officer) is asked to require that the council provide the information to the Inspector and relevant representees well in advance of the opening of the opening of the Public Local Inquiry. This will allow representees to present their cases on common ground and the Inspector to give fair consideration to the issues raised.

Modifications requested:

We believe that a clear understanding of the allocations required will demonstrate that the scale of the proposals for housing is excessive and request that Inspector recommends changes to take into account the following:

1. The number of dwellings already completed in the plan period 2016 to 2023.
2. The number of dwellings under construction or with an extant planning permission in April 2023.
3. The number of dwellings to be granted permission following the completion of a Section 106 Agreement (i.e. already committed but without planning permission).
4. A statement on the Long Term Supply of sites - extended to the end of the plan included in the Regulation 19 document (2040).
5. A justified allowance for future 'windfalls'.

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This would give a residual number, to be found by proposed allocations.

We ask, in accordance with the Spatial Strategy, that the Inspector sets a justifiable level of housing and that this is recommended, as a 'main modification'. Without this we consider that the Plan would not be sound.

If the Inspector finds the allocations are excessive (as we believe that we can demonstrate) we ask that it is recommended that proposals on Green Belt sites, which are also greenfield and are outside the urban areas, are reduced or removed as a priority (depending on the numbers involved) and that the Plan is deemed not sound.

Essentially, we wish priority to be given to the development of brownfield rather than greenfield sites, with land outside the Green Belt used to avoid the further loss of Green Belt. Without this we consider that the plan would not be sound.

(Please continue on a separate sheet if necessary)

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Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

Yes, I/we wish to participate in hearing session(s)
(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To participate, contribute to the discussion and to clarify any matters requested by the Inspector.

Our representations raise fundamental questions and issues which go to the heart of the soundness of the plan. For these to be considered without our active participation could be seen as being contrary to the rules of natural justice.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

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Signature:	Sarah Burgess
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Date:	13.3.24
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