

By Email to planningpolicy@cannockchasedc.gov.uk

Dear Sir/Madam,

Cannock Local Plan – Preferred Options Consultation

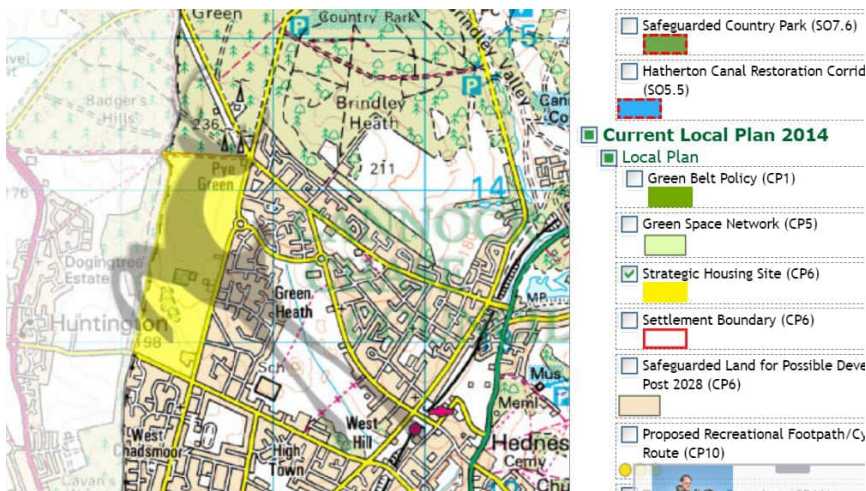
Introduction

RPS Planning and Development (RPS) is instructed by St Modwen Developments Ltd (St Modwen) to submit these comments relating to Land West of Pye Green Road (the Site). RPS is supportive of the Council's decision to review the Local Plan, in particular the decision to roll forward the time period until 2036 and retain the land West of Pye Green Road as a strategic allocation.

Policy Position - Pye Green Road

As the Council is aware, the site measures over @60ha and is allocated as a Strategic Housing Site under Policy CP6 – Housing Land within the current Local Plan (Part 1) 2014. The Site is recognised in contributing to delivering 5,516 new homes in the District over the plan period and the adopted plan policy states:

“A strategic site allocated for an urban extension on land west of Pye Green Road for 750 new houses to be delivered as identified in the housing trajectory (identified on the Policies Map and Key Diagram and elaborated in an adopted development brief). In addition there is potential for the site's capacity to increase to 900 dwellings, consistent with the site's strategic allocation.”



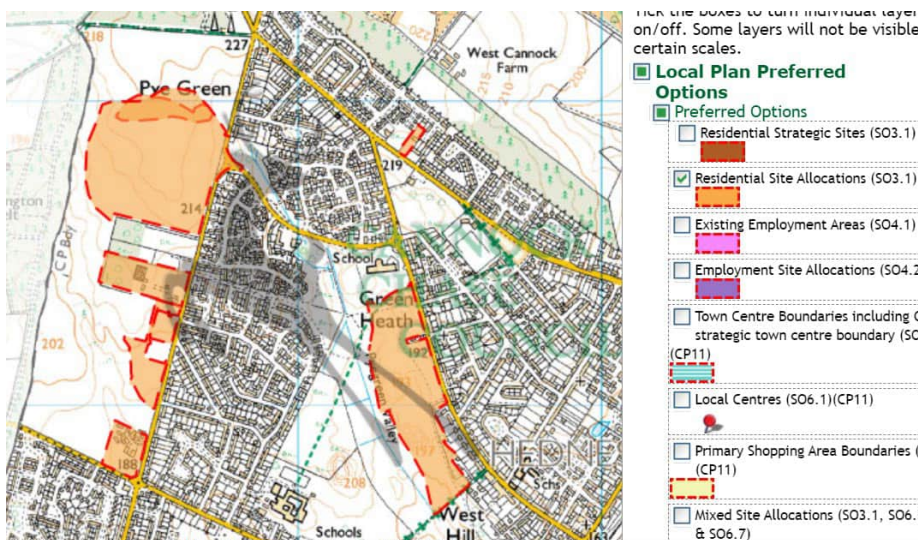
Our ref:

For the reasons explained below, St Modwen consider the site should continue to be recognised as a strategic site in the Local Plan Review and for the reasons explained below, the level of housing (as has always been maintained by St Modwen) suitable at the site is considerably in excess of 900 dwellings. This is addressed below, with a table addressing the site's overall capacity, following the planning consents and resolutions to grant. The increased housing has been provided whilst maintaining the level of open space (SANGS) over the site area.

Policy S03.1 – Provision of New Homes

The increased capacity has come about as a direct result of the approved reserved matters applications delivering housing development at a density significantly higher than was anticipated in the original outline consent, along with the original masterplan proposals for on-site sports pitches not being a requirement, due to the off-site 106 contribution in its place, in effect freeing up additional space on the site.

For the reasons discussed at the Examination of the site in the Local Plan Part 1 the housing figure for the site, was not a product of masterplanning, it was an exercise in dealing with the residual housing figures for the plan at that time. The new 'residential allocations' under Policy S03.1 are identified below.



Our ref:

As indicated above, however, the true capacity for the site is in excess of the strategic allocation in the adopted plan, with additional areas of the site having been delivered or consented. As indicated in the table below, the additional areas of land (Areas E and I) will indicatively deliver an additional 129 dwellings (Area E is 51 dwellings and Area I is 78 dwellings) whilst retaining the existing level of SANGS/School/Local Centre. Overall, this would increase the site wide capacity to 1,000 dwellings.

It should be observed that both sites at Area E and Area I at Pye Green are included under Section 6 at Table B on page 74 under 'Site References' H16 and H17. However, the capacities of the sites (80 for Area E and 78 dwellings for Area I) are taken from the SHLAA, rather than the more recent resolutions to grant planning/delegated approvals. The table below, provides the accurate position.

Land Control	Housing	Status – Land West of Pye Green Road
Barratt's	219	RM consent - CH/15/0113 (7.05ha)
Barratt's	177	RM Consent - CH/18/080 (4.6ha)
Barratt's	304	RM Consent - CH/18/080 (9ha)
St Modwen	51	New Residential Area E. CH/19/422 (Resolution to Grant)
Staffs CC		Full consent for Primary School as per CH/11/0395 and CH/17/037 (1.5ha)
St Modwen		Mixed Use Local Centre as per CH/11/0395 (1.04ha)
Barratts		Allotments as per CH/11/0395 (0.5ha)
St Modwen	78	New residential area I. 78 units (CH/19/421) (Resolution to Grant)
Barratts	119	Bilberry Close now built out - CH/11/0395 (3.63ha)

Our ref:

Marshall Bell	52	Common Farm as per CH/18/121 (1.79ha)
Landowner		No Change - Garden Centre/Church/Caravan Storage (3.21ha)
	1,000	Land West of Pye Green Road

Infrastructure Provision associated with Housing Sites.

Question 13 Do you support the proposed allocations of the sites listed in Tables B and C?

Question 14 In the next iteration of the Plan we will develop site specific allocation policies. Are there any local infrastructure requirements the sites in Tables B and C should address?

St Modwen, supports the sites contained with Tables B and C, however, specifically in relation to infrastructure requirements associated with Areas E and I above, the Council will be aware that the proposals themselves (CH19/422 – Area E and CH/19/421 – Area I) contain both on site infrastructure (SuDS / Access etc) and additional off-site infrastructure through the provisions with the Section 106 for each site which have now reached an advanced stage and contain proposals for additional infrastructure proposals which fully mitigate the impacts of both developments. In addition to which both parcels are CIL liable. Therefore, no additional infrastructure proposals are required, beyond those already committed in respect of the Land West of Pye Green Road site.

I trust the above is helpful, but should any clarification be required, please don't hesitate to contact me.

Yours sincerely,



Paul Hill BA (Hons) MRTPI

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