

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form
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:	David Onions (Pegasus Group)
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Q1. To which Main Modification (MM) does this representation relate?

MM:	26
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Q2. Do you consider the Main Modification is:

A. Legally compliant Yes: ☒ No: ☐

B. Sound Yes: ☒ No: ☐

(Please tick as appropriate).

Q3. Please give details of why you consider the Main Modification is or is not legally compliant or sound. Please be as precise as possible.

Your representation should relate only to the Proposed Main Modifications.

The replacement Table D: Affordable Housing Provision per site is legally compliant and sound. The figures for affordable housing provision contained within the replacement Table D reflect the outcomes of the latest viability assessment prepared in support of the Plan, which reflects the most up to date position.

(Please continue on a separate sheet if necessary)

Q4. Please set out the change(s) to the Main Modification that you consider necessary to make it legally compliant and sound, in respect of legal compliance or soundness matters you have identified at Q.3 above. You will need to say why each change will make the 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. If you support the modification, please skip this question.

(Please continue on a separate sheet if necessary)

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Q5. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification. Please comment in the box below.

No comments.

(Please continue on a separate sheet if necessary)

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.

Signature:		Date:	01/12/2025
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For Office Use	Part B Reference	
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Part B: Representation

Name and Organisation:	David Onions (Pegasus Group)
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Q1. To which Main Modification (MM) does this representation relate?

MM:	30
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Q2. Do you consider the Main Modification is:

A. Legally compliant Yes: ☒ No: ☐

B. Sound Yes: ☒ No: ☐

(Please tick as appropriate).

Q3. Please give details of why you consider the Main Modification is or is not legally compliant or sound. Please be as precise as possible.

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Viability Assessments allow for economic circumstances and considerations which could impact a proposal at the application stage to be accounted for. Therefore, it is legally compliant and sound for Policy SO3.2 to reference the opportunity for developers to use a viability assessment to consider the level of affordable housing provision.

(Please continue on a separate sheet if necessary)

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(Please continue on a separate sheet if necessary)

Q5. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification. Please comment in the box below.

No comments.

(Please continue on a separate sheet if necessary)

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.

Signature:	
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Date:	01/12/2025
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Part B: Representation

Name and Organisation:	David Onions (Pegasus Group)
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Q1. To which Main Modification (MM) does this representation relate?

MM:	81
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Q2. Do you consider the Main Modification is:

A. Legally compliant Yes: ☒ No: ☐

B. Sound Yes: ☒ No: ☐

(Please tick as appropriate).

Q3. Please give details of why you consider the Main Modification is or is not legally compliant or sound. Please be as precise as possible.

Your representation should relate only to the Proposed Main Modifications.

At the present time it is unknown whether it is strictly necessary for no property within SH1 to be occupied (rather than completed) before the school site is transferred. The programme for the County Council to deliver the school is currently unknown and therefore it is appropriate for the policy to leave it for the development management process and S106 Agreement to determine. Therefore, removal of the phrase at MM81 is legally compliant and sound.

(Please continue on a separate sheet if necessary)

Q4. Please set out the change(s) to the Main Modification that you consider necessary to make it legally compliant and sound, in respect of legal compliance or soundness matters you have identified at Q.3 above. You will need to say why each change will make the 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. If you support the modification, please skip this question.

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Q5. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification. Please comment in the box below.

No comments.

(Please continue on a separate sheet if necessary)

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.

Signature:		Date:	01/12/2025
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