

Nick Bubalo, MRTPI.

CDC

Croft Development
Consultancy
UK Ltd.

Planning Department,

South Staffordshire Council,

Council Offices Wolverhampton Road,

Codsall,

Codsall Wood,

WV8 1PX.

20th December, 2022

Dear Sirs,

Re: Local Plan Review Publication Plan Policy SAD6; Land at Longford House, A5 Cannock Road.

I am instructed to make formal representations to the South Staffordshire Council, Publication Plan (Regulation 19), November 2022, in relation to the above site. Representations have been made at previous stages of the Draft Local Plans preparation. This representation seeks the same objective, its removal from the Green Belt and its allocation for residential purposes.

The land in question is identified in the latest published SHELAA, site ref 474 Land at Longford House, A5 Cannock Road. The notation in the SHELAA states:” Site adjacent to the urban area

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of Cannock. Part of the site lies within the Cannock Chase Administrative Boundary, with the green belt element of the site sitting within South Staffordshire.”

It also states: ”Potentially suitable (for residential, my notation) but subject to policy constraints- Green Belt and Core Policy1.”

Part of the site sits within the administrative boundary of Cannock, is used for the purpose of a Car Auction and is now allocated in Cannock Chases Local Plan Review Publication Plan (Regulation 19) as a strategic housing allocation, it being removed from the green Belt. A sliver of land in South Staffordshire is also used for Car Auction purposes and a separate representation has been made to the Council to bring this out of the Green Belt, so that Comprehensive development of the car auction facility can take place.

The wider part of the site in South Staffordshire comprises open grassland and is used primarily for the purpose of car boot sales. Given its location on the edge of the urban area, albeit Cannock Town Centre, and Cannock Chase’s administrative area. It is our view that sites similar to this, but not as sustainable, that relate more to settlements within South Staffordshire have been prioritized for release from the Green Belt.

In my clients view and mine it makes sense to remove this land from within the green belt, given that strategically in can meet a wider housing need for Cannock Chase and the Black Country. The same rationale should be applied for its removal from the Green Belt as Cannock used. In my opinion its development will not impact on the openness of the character of the area and I would draw your attention to paragraph 142 of the NPPF below:

“**142.** When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channeling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green

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Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.”

In my view the Council should give more weight to the strategic allocation within Cannock’s emerging plan and the development of this land in conjunction with the residential allocation will create a far more sustainable pattern of development that relates to the urban area of Cannock, utilizes previously developed land and is well served by public transport together with other community facilities.

I would be grateful if you could give due consideration to the above and review the Green Belt Boundary in this location, which in my view is both logical and sensible given status of adjoining land in Cannock Chases Local Plan.

Sincerely,

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