

Lichfield District Council
Proposed Submission Site Allocations Plan
Statement of Common Ground
Reference: SoCG LDC/Rugeley Power Limited
Date: August 2018

Purpose

To inform the Inspector and other parties about the agreement between Lichfield District Council and Rugeley Power Limited in relation to the site referenced in the submission site allocations plan as 'Former Rugeley Power Station'. Both the Background and the Areas of Common Ground looking forward, are matters of agreement between Lichfield District Council and Rugeley Power Limited.

Background

The Rugeley Power Stations were a series of two coal fired power stations located to the east of Rugeley adjacent to the River Trent traversing the boundary between Cannock Chase District and Lichfield District. Rugeley A Power Station was decommissioned during 1994 and demolished in 1996 with residential development still ongoing to replace the facility.

The Rugeley B power Station site comprises of 139 hectares of land, (55 hectares in Cannock Chase District and 84 hectares in Lichfield District) and is roughly rectangular. All the land from the railway embankment south is previously developed. Existing built floorspace on the site totals 72296 sqm gross internal area, of which 7977 sqm gross internal area is within Lichfield District.

The submitted Lichfield Local Plan Allocations document includes a policy entitled 'Policy R1: 'east of Rugeley Housing Land Allocations'. This policy proposes an allocation at the former Rugeley Power Station. The former Power Station is then referenced as site R1. The text of Policy R1 states:

"The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations are not all encompassing; other matters may arise during the planning application process that applicants will need to address."

Policy R1 states the site is allocated to provide a minimum of 800 homes by 2029. The minimum 800 homes are expected to be delivered on the site as allocated, excluding the Borrow Pit. The Borrow Pit forms part of Policy: East of Rugeley as set out in the adopted Local Plan Strategy which identifies the land to the east of Rugeley (including Rugeley A Power Station) to deliver approximately 1,130 dwellings.

In January 2018 Lichfield District Council Cabinet approved the adoption of a SPD which has been developed to guide the redevelopment of the site. This SPD was also adopted by Cannock Chase District Council.

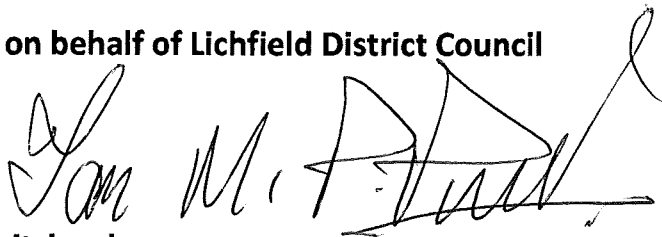
Areas of Common Ground

Lichfield District Council and Rugeley Power Ltd are agreed that:

- The development within Lichfield District Council (LDC) within the R1 allocation area will deliver a minimum of 800 dwellings and associated infrastructure;
- **This will be phased and is expected to be wholly delivered within the Plan period (by 2029);**
- Rugeley Power Limited has commenced appointment of a full consultant team to bring forward a planning application for the redevelopment of the Power Station site in both Lichfield and Cannock Chase districts.
- Rugeley Power Limited has appointed demolition contractors. Demolition will be undertaken once prior approval is granted;
- An application for the demolition, removal of hazardous materials and dismantling of all associated buildings and structures on the former Power Station has been submitted to the LDC (ref: 18/01098/FULM);
- ENGIE as owners of Rugeley Power Limited and Lichfield District Council will work collaboratively towards submission of a planning application to develop at least 800 dwellings within the R1 allocation site in Lichfield District to target registration of a planning application by 1 April 2019. Thereafter the parties will continue to work collaboratively with each other and statutory consultees to optimise the site and seek to achieve an implementable planning permission by 1 October 2019.
- The land outside the demolition zone as appended can be redeveloped ahead of completion of the demolition programme, subject to planning permission being obtained.
- The R1 allocation site is expected to ultimately form part of a comprehensive development with the remainder of the Rugeley B Power Station site. Access into the land within Lichfield District is expected to be taken from the A513 Armitage Road in accordance with the East of Rugeley policy in the Local Plan Strategy. There is an extant planning approval in place for the construction of a new access and discussions are underway with the County Council to progress and implement highways works pursuant to a s278 agreement.

AGREEMENT

Signed on behalf of Lichfield District Council

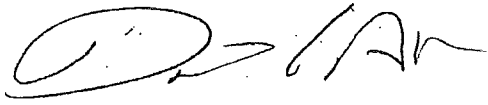


Cllr I. Pritchard

Portfolio Holder for Economic Growth, Environment and Development Services

Dated: 16/08/2018

Signed on behalf of Rugeley Power Ltd

A handwritten signature in black ink, appearing to read 'D. Alcock', written in a cursive style.

INSERT NAME *DAVID ALCOCK*

INSERT POSITION *DIRECTOR*

Dated: 16/08/2018

