



Meeting note

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| File reference | TR050005 |
| Status | Final |
| Author | Emma Cottam |
| Date | 22 September 2016 |
| Meeting with | Representatives for Four Ashes Limited Peter Frost (Kilbride Rail) Laura-Beth Hutton (Eversheds) Adam Coombs (Quod) Matt Royall (Ramboll/Environ) Tim Jackson (FPCR) |
| Attendees | Susannah Guest (The Planning Inspectorate) Richard Hunt (The Planning Inspectorate) Kate Mignano (The Planning Inspectorate) Emma Cottam (The Planning Inspectorate) |
| Circulation | All attendees |

Note of pre-application site visit

The site visit comprised a driving and walking tour of the site and surrounding area, commencing at Dobbies Garden Centre, Staffordshire.

Driving route

All attendees travelled via car to view the site from Straight Mile, Calf Heath, Stable Lane, Vicarage Road and Woodside Farm. The route continued along the A5 past Calf Heath Reservoir and concluded back at Dobbies Garden Centre.

Walking route

All attendees walked south along the A449 and into the north-western section of the site following the route of the public footpath. The walking route continued across a rail overbridge over a cutting for the West Coast Main Line (WCML). Recently erected wind turbines, visible over a large part of the site were noted to the north.

The walking route then looped around towards the A5 and past the Grade II listed buildings (Wharf Cottage and the Round House) located along the northern site boundary adjacent to the Staffordshire and Worcestershire Canal, before heading south along the canal towpath towards the intersection with Gravelly Way. The project team pointed out the approximate location for a railway bridge over the canal which would be required should the 'Eastern Terminal Option' be selected.

The project team noted the differences in land levels in this location and the challenges this could present for operational sidings and line arrangements.

The walking route continued off the canal towpath and along Gravelly Way. The project team identified the location of the 'Bericote' development site, where it was observed that site clearance and early construction activity had commenced. The walking route proceeded across agricultural land in the centre of the site and along the edge of Calf Heath Wood, with the project team observing a small cluster of buildings in this area which would be demolished to facilitate construction of the proposed development.

The route proceeded in a north-westerly direction along Gravelly Way and across the WCML towards A449. Road improvements along Gravelly Way were viewed prior to crossing agricultural fields and back along the A449, concluding back at Dobbies Garden Centre.

Cannock Chase Area of Outstanding Natural Beauty (AONB)

All attendees then travelled to a viewing point on Shoal Hill to the north of Cannock, within the Cannock Chase AONB, to view the site from this area.

Project update meeting

On conclusion of the driving and walking tours, all attendees travelled to the Premier Inn, Cannock, for a project update meeting.

The project team provided an overview of the project programme including suggesting when a scheme fix was anticipated (selection of the eastern or western option), when statutory consultation might be undertaken and when formal submission was expected.

The project team explained that work was still on-going in respect of certain survey and modelling work, and noted that options for highway elements of the scheme were still to be completed, for example in respect of potential improvements to motorway junctions and the status of the internal highways.

The project team provided an overview of engagement to date with certain parties including the relevant local authorities. The Inspectorate highlighted some of the advice available on its webpages including advice tailored for local authorities in respect of preparing Local Impact Reports. The Inspectorate noted that it is able to provide Pre-Application Advice to other parties including local authorities.

<https://infrastructure.planninginspectorate.gov.uk/>