



Cannock Chase Council:  
Cannock Chase Local Plan  
Representation Form



**Q4. Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Proposed Housing Development on Land East of Wimblebury Road at Bleak House

I object to the building of 400 houses on Wimblebury Road.

My reasons are:

The land is greenbelt within the Cannock Chase area. Cannock Chase is a designated AONB. The site itself, farmland with some rewilded previously industrial land, is home to a rich ecosystem which extends beyond the headline birds of prey and larger mammals. That said, it was particularly sad to see deer displaced from their land near Chasewater, just down the road, as a result of recent housebuilding. (Hence the flurry of Deer Crossing signs on local lampposts.)

I visit the area often with my primary school grandsons. I know that local schools are oversubscribed. Kingsmead is the most oversubscribed secondary school in the County. Existing schools could not cope with the influx of many new pupils.

The Wimblebury Road is a fairly narrow single carriageway which snarls up easily at rush hour times and particularly in the event of a breakdown, roadworks or RTC. Obstruction on the road has a knock on effect on traffic on nearby roads around Wimblebury and Five Ways. The extra traffic from 400 dwellings would be likely to provoke more jams and longer delays.

My daughter & son-in-law were attracted to Wimblebury because house prices were lower than in more urban districts, but they quickly fell in love with the natural beauty of the area on their doorstep. I understand that. Like them, I understand the need for housing, especially social housing, to accommodate a growing population. Brown field sites are more costly to develop and greenfield offers more profit, especially if the cost of providing other infrastructure development - schools, surgeries, community spaces, waste water disposal, effective transport links etc – is minimised or avoided.

Yes, more houses are needed. But not here, and not this scheme.

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[Empty box for representation]

*(Please continue on a separate sheet if necessary)*

**Q5. Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase 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.

[Empty box for Q5 response]

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(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.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.**

**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

- No, I do not wish to participate in hearing session(s)  
 Yes, I wish to participate in hearing session(s)

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(Please tick one box)



**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

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*(Please continue on a separate sheet if necessary)*

**Please note:** The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:	
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Date:	17/03/2024
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