

Cannock Chase Council:  
Cannock Chase Local Plan  
Representation Form



Name of the Local Plan to which this representation relates:

Cannock Chase Local Plan

Please return to:

[planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk) or:  
Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28,  
Beecroft road, Cannock, Staffordshire, WS11 1BG

Please return by:

5:00pm on Monday 18 March 2024 (late forms will not be accepted)

**Part A: Personal Details**

	1. Personal Details*	2. Agent's Details (if applicable)*
	*If an agent is appointed, please provide client Title, First Name, Last Name, Organisation (if applicable) and Post Town in column 1 and provide full contact details for the agent in column 2.	
Title	Mr	
First Name	Simon	
Last Name	Cotter	
Post Town	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	

**Do you consent to be notified about progress of the Cannock Chase Local Plan?**

Yes  No

Notifications: If you consent to be notified about progress on the Local Plan your details will be added to the consultation database. Your personal data will be held securely and processed in line with our privacy notice [www.cannockchasedc.gov.uk/privacynotices](http://www.cannockchasedc.gov.uk/privacynotices). Contact will be limited to information regarding planning policy and your data will not be shared. You may unsubscribe at any time by email or writing to us using the details on this form. Data will only be held until adoption of the Cannock Chase Local Plan.

For Office Use	Part A Reference	A0066
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**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.

When I moved in to the village I did so because it was exactly that- a village. A village of villagers; people living together with a sense of belonging together. A village in the traditional definition of “not being a town”. Being rural and not urban. A place of character with characters.

These new developments will destroy all of this.

1000+ new houses will remove the Greenbelt attraction of the area. The Wimblebury Road site was historically literally “mined to death”. A victim of industrialisation. Since the closing of the pits from the 1960s the land has been reclaimed by Greenness. A place to enjoy and appreciate. The Wimblebury Road and the Cannock Roads define the boundary between town and country. There are more realistic brownfield site options in the area that could sustain the growth of the West Midlands sprawl. The Wimblebury area is a place of pleasure. The mound itself is place to enjoy, whether it be walking, appreciating views or understanding the mining legacy. All this will be gone.

The areas infrastructure is woefully ill-equipped to provide for 1000+ new houses

- Transport. Judging by the current situation the sheer volume of traffic is horrific. Have you ever tried to navigate Five Ways Island at rush hour? And you might defend the development by directing to the “successes of the new traffic schemes at the Orbital: but how many accidents have occurred there? Any time of the day is a nightmare in the area. It only takes a delivery van, pavement parking, bin lorries, slow buses, cyclists (not using cycle lanes), hearses travelling to the crem, breakdowns to add to congestion. It is rare to not be in a 5-minute queue whatever direction you approach 5 Ways Island. The bus service is equally inadequate. A half hour daytime weekly service isn’t enough. Then when the current roads fall apart whether it be pothole fixing or cable laying temporary traffic lights amplify the issue
- Education. All the local primary schools are full. Heath Hayes is Victorian and could not cope with expansion. Street traffic around the schools is chaotic. Parking is non-existent and child fatalities are inevitable. Living on Bank Street is nigh on impossible at school run times.
- Medical. Any medical emergency is directed to Walsall, Wolverhampton or even Stoke Hospitals. Cannock used to have A and E – no longer! Doctor’s surgeries are full. Heath Hayes medical practice doesn’t have enough doctors at the surgery. This is a surgery that has had to implement parking restrictions to the car-park as it can’t cope, due to local school traffic. Currently in the absence of a GP, residents genuinely see the local pharmacy as their first point of call for medical advice
- Wildlife. I had a recent ride with an out of the area taxi driver whose, when I made him aware of the proposals, first reaction was to say “What about the Deer?” He has a point. Having their green belt homeland taken away will force them in to the urban area. My taxi driver pointed out. “Cannock Council will have to take that

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deer from their logo and replace it with a housing estate". I have a friend who cycles. I tell him I live just off the "road with the cows". No longer will this be a signpost for him that he is near the Chase. If he said he was on the road with the houses he could be anywhere.

- Retail. Heath Hayes village is in many ways an excellent resource for the community. I have mentioned the Pharmacy already but the Post Office, the sweet shops, the pubs and clubs, pet shops, hairdressers, a computer shop, a florist, a dress-maker, a taxi firm, a dentist and other local small businesses provide valuable services but they could not meet the needs of the new influx of residents. Currently the nearest local supermarket is frequently saturated. And where would these new customers park?
- Water issues. I am not a geologist but it is obvious that water is an issue in the area. The cows wallow in the mud on Wimblebury Road. It is mud because of water. Where has that water come from? Journeys along the Burntwood Road are often severely disrupted by floods. Is it wise to build on a flood plain?
- Historic mining. I appreciate local searches investigate historic mining but is the building of houses on the Wimblebury site sensible. How safe is the area? Probably fairly safe but certainly still be a risk.
- Policing. Currently anti-social behaviour is abundant in Heath Hayes. From kids on electric scooters to blatant drug dealing there is one over-stretched PCSO to deal with problems. Plenty of the new residents will come with "baggage".
- Air pollution. Standing traffic is bad for the environment and health. I am aware that air pollution surveys were undertaken around 5 Ways Island but these surely can't be taken as sound as they were carried out during the quiet COVID months and before the completion of the Retail Park.

*(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.

I believe that the points I have mentioned above should be enough to suggest that this development is unsustainable. IF it was passed then I believe the following actions would be needed

- Money to build a whole pothole free road system
- Money to build a new primary school
- Money to provide a new medical resource

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- Money to ensure that the physical geography of the area can be maintained to cope with increased usage
- Money to support local business to survive
- A bit of sympathy to local opinion and common sense rather than lip service to government policy

*(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.**

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**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)

*(Please tick one box)*

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

I believe people like myself who are aware of these proposals need to be there to represent those that are not.

Cannock Council have not made the plans readily accessible. When my neighbour wanted to build an extension I had an official letter. The residents on this occasion have not had this information given to them; they have had to find it for themselves. People who have no access to the internet, don't read the local papers (which for some reason is no longer delivered) or follow social media do not know about the local plan will be ignorant of the detail. And then many would have found this form so user unfriendly they wouldn't have bothered to fill it in

When these people complain as the bulldozers arrive that they knew nothing as a council your planning officers undoubtedly will blame them for their ignorance. It's not fair that they are denied a voice.

If you have ever read "The Hitchhikers Guide to the Galaxy" you will appreciate any reference made to Arthur Dent!

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

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**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:	18/03/2024
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