

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form

CCDC
A F 0 1 MAR 2024
POST ROOM



Name of the Local Plan to which this representation relates:

Cannock Chase Local Plan

Please return to:

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 | Raymond | |
| Last Name | Elphick | |
| Post Town | | |
| Organisation (where relevant) | | |
| Address Line 1 | | |
| Address Line 2 | | |
| Address Line 3 | | |
| Post Code | | |
| Telephone Number | | |
| E-mail Address | | |

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. Contact will be limited to information regarding planning policy

For Office Use

Part A Reference

A0026

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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.

Making a representation: We cannot accept anonymous representations. You must provide your contact details but only your name and comments will be published on the website. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Once the plan is submitted your comments will be shared with the Planning Inspectorate and an independent inspector will review representations. You have the right to withdraw your representation and your data will be destroyed. Data will only be held until adoption of the Cannock Chase Local Plan.

Part B: Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**. We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

| | |
|------------------------|--|
| Name and Organisation: | |
|------------------------|--|

Q1. To which document does this representation relate? (Please tick one box)

- Cannock Chase Local Plan 2018-2040
- Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040
- Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040

Q2. To which part of the document does this representation relate?

| | | | | | | | |
|------------|--|---------|--|-------|--|---------------|--|
| Paragraph: | | Policy: | | Site: | | Policies Map: | |
|------------|--|---------|--|-------|--|---------------|--|

Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate Yes: No:
- (Please tick as appropriate).*

B0026A.

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| | | |
|----------------|------------------|--------|
| For office use | Part B reference | B0026A |
|----------------|------------------|--------|

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.

Cannock Chase Local Plan 2018 - 2040

The following details are my representation regarding the above, quoted as Land South of Lichfield Road, Cannock.

The Site area referred to as parcel C116A is predominately South of the Cannock Road, Cannock.

The Local Plan C116A reveals approximately 700 Dwellings, a School and a new Community Park. Indicative access points to the site are initially 'as quoted on p164 of the Local Plan', via the Cannock Road A5150.

The Cannock Road is currently, an extremely busy road, linking the Cannock area and beyond to Burntwood, Lichfield and the A5 . Traffic flow has vastly increased over the years and more recently absorbing both Customers and Deliveries travelling to the McArthurGlen Designer Outlet. More and More HGV vehicles now seem to be attracted to this road, whether by Satellite Navigation or just driver knowledge trying to find a quicker route away from the Motorway.

National Statistics indicate that Cars per Household in the UK is currently 1.2. With the thought of 700 dwellings on C116A, a further 500 dwellings on the proposed Wimblebury Road site SH2, this potentially generates some 1440 extra vehicles within the two locations, not forgetting a huge increase in Air Pollution from these machines. The Air Monitor that was situated near to Five Ways has, according to the report (Local Plan P159) been revoked, the reason given: "To ensue no further adverse impact from increased traffic on the highway network on air quality and to address highway capacity issues, development within the vicinity will be required to contribute towards improvements to the Five Ways junction".

This island is a main factor which contributes to hold ups at present. With traffic approaching from all angles it does not allow a reasonable amount of traffic flow.

With an ATS Garage, The Five Ways Public House, Gems Carpets, Heath Hayes Park, British Telecom Units and a Sub Station all surrounding the Island, it gives little room for manoeuvre.

Years ago, traffic flowed reasonably easily along the Cannock Road, with delays in the morning and evening 'rush hours'. Now, with a significant increase, it is more noticeable in the interim hours.

Population from Statistics shows 2.36 persons per household, maybe more on a new development with younger families. This would generate 2832 extra bodies requiring Medical services such as Dentists and Doctors. My Local Councillor informs my that the Heath Hayes Dental Practice is not taking anymore new patients as similarly is the Heath Hayes Health Centre.

Although a new School is shown on the site C116A, this will again produce an increase in vehicular access, coupled with traffic travelling to the new Community Park C116B. Public Transport, there is currently no Bus Service along the Cannock Road to either Burntwood or Cannock.

I respectfully wish, that you can absorb my comments and derive from them, that there is a very strong case of objection, to any future development within the C116a /B and SH2 zone.

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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.

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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)

(Please tick one box)

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

(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.

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Signature: [Redacted]

Date: 28 FEB 2024.