

Cannock Chase Council:  
Cannock Chase Local Plan  
Representation Form

C C D C  
PV. - 8 MAR 2024  
POST ROOM



Cannock Chase Local Plan

Name of the Local Plan to which this representation relates:

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

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

Please return by:

**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	Mrs & Mr	
First Name	Avril & Paul	
Last Name	Fairbrother	
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](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.

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](http://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.

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## 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:	All	Policy:	S03.1	Site:	Land East of Wimblebury Road- Bleak House & Cannock Road	Policies Map:	SH2 & SH1
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**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).

For office use Part B reference

**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.

- Plans for the development of open space off Wimblebury Road, Heath Hayes have already been rejected in the past. This was due to the issues discussed within this document. The plan for the original proposed development, a much smaller development, were found by our solicitor when we purchased our house, located in Wimblebury Road in 2018. Other neighbours recall this matter, but these plans can no longer be found either by searches to Cannock Chase District Council or to Taylor Wimpey's historical planning application records. Their existence were strongly denied by the planning officer in attendance. Please see attachment as evidence that these plans were

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put forward in 2017.

2. There was no need for additional houses in the area then and there is no need now. There are many properties available for sale in Heath Hayes, Cannock and the surrounding areas that are affordable. In contrast, these schemes tend to offer houses for sale that are in fact, more expensive, despite the claims made in their marketing strategy.
3. On the matter of affordability, most people who will be able to buy these houses will not be local and most likely already own a more expensive property. These are the people that the proposed development will help.
4. The scheme can only be said to be affordable to the real beneficiaries of that affordability. To be specific, the Council who will receive a generous payment that in 2017 was estimated to be in the region of £1.8 m and an annual increase in council tax revenue of £435,000. As we are now in 2024, these figures will obviously increase substantially.
5. The amount of properties proposed has little to do with local need but more to do with meeting the shortfall of the Greater Birmingham Housing Market Area. This includes Wolverhampton and Coventry. I would suggest that there is no need to develop in this area as all of those cities have many villages and towns that fall within their boundaries that have space for new homes to be built. They also have a significant amount of brown sites that could be developed. They are of course more expensive and reduce the profit made by the developers.
6. Destruction of more open space leading to a detrimental impact upon the physical, emotional, and mental health of the community. This is in direct contravention of the ideology set out in Staffordshire County Council policy regarding biodiversity which states "*Biodiversity is vital to our wellbeing and key to the quality of Staffordshire.....We are committed to conserving biodiversity as an intimate component of sustainable development.*"
7. Impact on wildlife. The document referred to above continues "*Staffordshire supports a varied and diverse landscape which is rich in habitats and species. In recent decades loss of Staffordshire's biodiversity has been dramatic and it is essential that all remaining areas are protected and managed and that the wildlife areas previously lost are restored wherever possible.*" The proposed developments will have a unacceptable impact upon the wildlife in the area. The animals have already been displaced several times due to the continued development of green sites. As a consequence, the animals have an ever decreasing area available to live in safely that provides them with sufficient food. It will of course impact detrimentally upon many species but to illustrate my point, in February 2024, in one night three deer were killed by vehicles on Cannock Chase. In addition, in recent times, there have been reports of derr killed on Cannock Road, Heath Hayes. Many of these animals are not killed outright but are left to suffer until they can be euthanised. Cannock Chase District Council are obviously ware of this issue as evidenced by the number of waring signs alerting motorists to the presence of Deer.
8. Impact upon the physical and emotional health of the population. It is a known fact that access to open spaces improves mental and physical health as well as maintaining emotional wellbeing.
9. The number of proposed homes will in effect result in a new town being built.
10. Increase in traffic on roads that are already at capacity. This will be particularly difficult during construction as heavy goods vehicles transporting materials and equipment to and from the sites will inevitably try to access the proposed site on Wimblebury Road via Wimblebury Road. This road is already congested and difficult to negotiate due it being narrow, parked cars and volume of traffic. This is especially the case when people are going to and from work, and children are being

transported to and from school. An additional risk that will be created by this increased traffic will be to those children who walk to school. When this was raised with the planning officer at the consultation, his response was a vague response of we will have to see what we can get the delivery companies to agree to.

11. Similarly, construction traffic accessing the proposed site off Cannock Road will cause many problems. The answer is not to build additional roads.
12. Increased pollution. I seem to recall that the area around Five Ways Island has an unacceptable and dangerous level of toxic fumes without any additional traffic.
13. Increased wear of road surfaces leading to more damage. It is noted that the roads are already peppered with potholes and broken asphalt. This will only get worse. Will the Local Authority, whether that be Cannock Chase District Council or Staffordshire Highways, (part of Staffordshire County Council), or the developers pay for these roads to be maintained? What agreement has been put in place to address this issue? If such an agreement has been made, is it legally binding? I raise this point as I am aware that developers may well agree to this prior to planning permission being granted but subsequently fail to fulfil those obligations.
14. The impact of these proposals will, in effect, add to the development of an urban sprawl and accelerate the demise of the semi-rural nature of the local area. This being somewhat ironic as the building of developments of this kind target those who wish to leave the large towns and cities for a rural life.
15. There will be an unacceptable impact on schools of all stages of education. Schools are already over subscribed.
16. Such an increase in population will lead to further pressure upon Health Care providers. It is not acceptable for the developer or the Council to state that they will build another Health Centre to meet the increased demand. Neither is it appropriate, as was the case at a recent consultation, for a member of the planning department to dismiss this concern as a matter for the NHS. The buildings are not the issue, being able to recruit and retain Doctors to work as General Practitioners is.
17. Furthermore, it is not the responsibility of the NHS to recruit General Practitioners to staff medical centres. General Practitioners are not employed by the NHS. Medical centres are run by partnerships as businesses. These centres are paid fees by the NHS for every patient and the services they provide to the patients registered to them.
18. In addition to the above, it also must be borne in mind that an increased population will place an additional burden upon the Ambulance service and all departments of the General hospitals when these services are already under enormous pressure.
19. In order to illustrate this, I refer to a recent report by BBC West Midlands on 10.02.24 that outlined how an elderly man in Cannock was advised by an Emergency Doctor that he was having a heart attack and needed an ambulance. The Doctor called 999 but was told by an operator that there was a four hour wait. Later, a second call by his family was made. Again, the advice that there was several hours delay was given and that the family should make their own way to hospital. On the way to the hospital, the man died from a cardiac arrest. West Midlands Ambulance Service agreed with the family that the incident had been a failure on their part and the NHS.
20. West Midlands Ambulance service also said it lost about 970 Ambulance hours on 31.01.24 due to delays in off loading patients at hospitals. They said this was equivalent to taking 81 ambulances off the road. I say again, how can local health services cope with such an

increase in the population?

21. Impact on water supply and the capacity of the South Staffs Water to deal effectively with the increase in sewage and dirty water. Currently there is an over-reliance by the water companies on discharging polluted water into the waterways, thus impacting wildlife, their food, health, and well-being. The same can be said of the detrimental impact upon human health.
22. The developments will lead to an increased risk of flooding, as the land needed for the developments will be covered in hard surfaces that cannot absorb rainwater in the same way that soil, plants, and trees can. Flooding is already problematic in the area. Examples include the A5190 in the vicinity of the proposed relief road and the Orbital relief road. Indeed, the Orbital had to be closed in February 2024. for several hours leading to increased traffic on other routes causing many delays and inconvenience. In addition, other areas that flood, to be specific the A5190 junction with Devon Road and further along A5190 under the railway bridge floods. Thus far, no remedial action has been taken to address this. Local residents of Devon Road have complained about the flooding to Cannock Chase District Council as it has been happening for over two years. They were advised that the council was aware of the problem, but it was not a priority. Will this be the response when more areas of the A5190, Heath Hayes, Wimblebury and Norton Canes become flooded? When the issue of flooding was raised at the consultation, the planning officer stated that this would have to be taken up with the water

Company.

23. An increased population will inevitably lead to an increase in crime. Not only from people moving into the area but also from the expansion of County Lines Drug dealers who are always seeking new markets. This will put additional strain upon the Police Force, which although doing its best to protect the community, cannot cope with the current amount of criminal activity. It is noted that in the past two years crime has increased by a significant amount in this area. I am aware that the overall responsibility for funding the Police lies with the Home Office. However, funding for the police is also provided by the Local Authority. Are the developers and the Council going to make funds available for the cost of additional Police? Or is this too going to be overlooked?
24. To avoid these detrimental effects, I suggest that Cannock Chase District Council withdraw these proposals and instead revisit the plans already agreed for the redevelopment of Cannock Town Centre. I understand that a significant amount of funding has been allocated by central government and indeed that these funds have already been received. This scheme will provide a number of homes but will not have such a significant impact upon the area and the infrastructure.

**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.

There are no modifications that would make this scheme acceptable. It is ill conceived and seems to me to be non-compliant with Cannock Chase policy

with regard to Special Area of Conservation and Biodiversity. I do not accept that there are no brown sites available and therefore there is no alternative but to build upon the Green Belt. As discussed above, Cannock Town Centre has plans in place for redevelopment into a largely residential area. There are also large stretches of land on both sides of the A5 that fall within the geographical boundaries of Cannock Chase DC that are derelict and overdue for redevelopment. The scheme should be withdrawn completely and the alternative sites identified used.

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

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**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:**

As indicated above, I was disgusted by the responses given by the planning officer at the consultation. He did not even know the names of the roads that would be affected. In fact, residents had to show him on the map on the wall where these roads were. There were no copied of plans provided to take to study.

No questions were answered, all were brushed aside as being irrelevant or should be redirected elsewhere. No responsibility whatsoever was taken. The issue that incensed me the most was the continued denial that the proposed development off Wimblebury Road had never existed. Such an attitude has not given me any confidence that my concerns will be heard. I therefore wish to be present to ensure that I am heard and listened to.

*(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: 

	Date:
	14/9/24

For Office Use Part A Reference



**Taylor**  
Wimpey

# Wimblebury Road Cannock

Development Statement

March 2017

