

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 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	Ms	
First Name	Michelle	
Last Name	Finlan	
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. 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.

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



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:	
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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?

Para-graph:		Policy:	303.1	Site:	Land east of wimble-bury road	Policies Map:	
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Q3. Do you consider the Cannock Chase Local Plan is:

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

For office use	Part B reference	B0053A
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**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.

I would like to make it noted that when I attended the local plan consultation in both libraires and community centres, I was told by the planning officers there that it was too late to object to these plans and they (the council) had had very few objections. I explained my point that when my neighbours had wanted an extension, we got sent a notice to object should we wish to (we didn't), so why didn't we get a notice about the local plan. The gentleman told me that it was on the council website for all to see for quite a while. Although this might be legally-compliant, I feel that the council did not make great efforts to promote this and make residents of Heath Hayes aware that this was happening and they could object. I feel had this proposal been promoted properly and fairly for all to access (eg. Elderly people with no internet access, people with disabilities who cannot access this, the general public who do not understand what a local plan is). Instead, this was put out during covid when people were wary to go out. It is my understanding that it was only available to view online, unlike the public consultations that have just happened. Also, this form in itself is difficult to fill in and make your points heard. I feel that this form in itself will deter people from trying to have their voice heard.

I feel the Cannock Chase Local Plan is unsound for the reasons that the people who have put together this plan have not taken into account a large number of reasons why this would be disastrous for our community.

Firstly, the infrastructure of the area cannot cope currently, without the added (proposed) 1100+ extra houses in this small village.

The roads are currently unsound and damage by huge potholes. There are narrow roads on the surrounding streets which means residents currently have no choice other than to park up on the pavements to allow for traffic to get through, especially Wimblebury Rd, Bank St, Stafford St and Melbourne Rd. Parents from the local school (Heath Hayes Academy) park in front of people's driveways, block people in, are abusive and there have been a large number of residents cars that have been hit/damaged during and after school runs. These roads are so busy and it is an accident waiting to happen, especially on bin days and when there are also delivery drivers out working too. This village is an old mining village and the houses and streets were not design for the volume of traffic there currently is, let alone adding potentially in excess of 1000 more vehicles to the area.

We moved into the old village of Heath Hayes as we loved the sense of community and friendliness in the area. People look out for each other and help. During COVID there were groups set up to help people who couldn't go out to get shopping, collect prescriptions etc and people looked out for their neighbours, checking in on them. Having a much larger estate added onto our village would impact on this. In terms of amenities, the amenities we currently have just about manage to serve the people who use them. We

Cannock Chase Council: Cannock Chase Local Plan Representation Form



have a small post office, hairdressers, sweet/chocolate shop, computer repair shop, bakery, pharmacist and a small, volunteer-run library which is in need of structural improvement to make it accessible for all. We do have a Tesco supermarket which gets very busy at times and an extra 1000 households would impact this greatly. We have a community shop at Five Ways pub, which helps people out, however I cannot see how this would be able to function fairly with a potential new influx of residents to the area.

- Schools. Local schools, from what I gather are at capacity and many primary school leavers do not get their first choice of local secondary school, often being offered places a few miles away meaning they are not with their peers they attended school with. As an ex-teacher, I am aware of how important bonds made with friends are during important transitions are to children's lives. Although plans are to build a new school, this will not be until the second stage of the building development, after the first 400 houses are built. Where are these school expected to go to be educated.
- Doctors. I believe the local doctor surgery is full and not accepting new patients. I currently have to travel into Cannock to my doctor's surgery or the other surgery in Huntington. Both are too far to walk so I need to go by car, as public transport is too sparse to rely on using it to get me there and to get to Huntington, I would need to take 2 buses. .
- Dentists. Again, there is 1 dentist in the village which I cannot get into. Therefore, again, I have to travel into Cannock town centre to the dentist, meaning I have to drive again.
- Public transport. Buses and bus routes are inadequate for the needs of the community already. There are no Sunday buses and no evening buses anymore. There have been times in the am or the pm where my children have been refused on the buses to/from school as they are full. This has often meant a long wait for the next bus, resulting in them being late for school. Cannock train station is inadequately lit and can feel very secluded and unsafe, especially in the winter months. Travelling alone, it feels very unsafe. There are now larger numbers of passengers travelling to the area as a result of the retail outlet opening and using the train, yet no improvements to the trains or station have been made. I am also concerned as McArthur Glen will no longer fund the National Express X51 bus and that Cannock Chase council may take it over. If this doesn't happen, it will mean that people will be more likely to drive to visit, again increasing and already saturated road infrastructure.
- Elderly/disabled people. Although I cannot comment on provision for elderly I can comment on provision in the area for people with SEND. There are currently not many choices of places to access for people with SEND. Although the services they do provide are generally good, they are very busy and impacted by exterior factors. An example of this is something as simple as travel training. They cannot provide travel training to promote independence if there is inadequate public transport. Are there going to be more facilities, services and assisted living accommodations in the village to satisfy a potential increase in the area?
- Anti-Social Behaviour. This varies from groups of youth travelling around the middle of the road on e-scooters, theft, damaging cars to more serious problems of drug dealing, a "drug-lab" where drugs were being made and even a stabbing last month. Heath Hayes has always felt a safe community to live in, but recently it has

Cannock Chase Council: Cannock Chase Local Plan Representation Form



noticeably got a little worse. We do not see police on the beat and very occasionally see the one PCSO we seem to have, who seems to cover the whole Cannock area. An increase in residents will undoubtedly result in an increase in crime.

- Facilities for young people and children. There are very few places for children and young people to go to around here. There are a few parks and, although some have had improvements such as safer flooring fitted, the equipment is sparse and mostly old, with a lick of paint. There are no local playgroups for parents with young children to attend and very few clubs and meetings for children and young people to access.

The biggest appeal of living in the area is the greenbelt land which surrounds us. At the top of our road are large fields with cows, football pitches, tennis courts, a park and miles of green land to walk. Daily we see Deer (which Cannock Chase incorporate into their logo – what will happen to them)? We see foxes regularly trotting down the road at night. This has become more noticeable in recent years. This can only be as a result of further housing developments that have been built, forcing the wildlife away from their natural habitat and urbanising them. A short 5-minute walk away from our house, at the back of the area that the council propose to take the greenbelt away from, are the remains of old mining shafts which are fenced off with danger signs. As you walk around the area you can see the remains of the walls of the old miner's baths etc. This is all part of the mining heritage and history of the area. There are also pools and streams scattered around and you can easily stumble into a herd of deer and stags whilst walking around there. I doubt that any of the people who have put these plans together have even seen these.

This raises many questions about the wildlife there and then also the water/drainage issues in the area. When it rains heavily, water pours off the fields and runs down bank street now, so what would happen to all the water that is currently absorbed/contained in the fields and current pools/streams? In raising concerns about the parking and roads in the local area I note on the plans an area that is marked to have a new bypass built. This would completely destroy the local landscape and natural beauty but would add to the drainage problems and also pollution.

My property on Bank St is subject to a smoke-free order to comply with the council's air quality policy, meaning we cannot burn certain fuels etc. I do feel that the council is being hypocritical with their proposals for the local plan. We all do our part to ensure we do not burn fuel releasing smoke, which can only help improve the air quality of the district. However, having taken some time to read through the council's air quality assessment, I cannot help feeling concerned on the impact the extra traffic and car emissions will have on the environment and the public's health. I note that the data on the air quality assessment shows a decrease in poor air, but this data was taken during 2020 and 2021 when roads were significantly quieter as a result of COVID. I would also like to point out that this data was taken likely before the opening of the McArthur Glen designer outlet was opened, which saw a significant rise in traffic and visitors to the area.

In keeping on the subject of the environment and pollution/sustainability, Cannock Chase is in no way prepared or ready for an increase in electric cars. I recently looked into having an electric car. We are unable to have a charging point at our property as we do not have a driveway and we found there are very few charging points around our village. An influx or more vehicles to the area would increase this demand.

Cannock Chase Council: Cannock Chase Local Plan Representation Form



I am aware that a Wimblebury relief road is proposed in the local plan however this road is still proposed to be accessed on Wimblebury Road. This will in no way help ease traffic on Wimblebury by the school and the old village. It will certainly not help the traffic on Cannock Road or Norton Road. I travel along these roads daily and can sometimes be stuck in queues in excess of 15 minutes on Cannock Rd from Burntwood towards Five Ways Island. The roads are full of pot holes, insufficient drainage and drains block when raining causing water-planing on the road, which is a high-speed road. There are many lorries trying to get through small roads (due to local industrial units) and this can sometimes cause lots of disruption when they can't get through due to people blocking them.

For all the above reasons I implore that this proposed local plan is changed and not made legally sound, not without further investigation to the points I have made.

(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

- A road system which is free from potholes system and upgrade current road drainage
- A new primary school and (urgently) a Secondary school
- A new medical provision and site to build it.
- Money to ensure that the physical geography of the area can be maintained to cope with increased usage and upgrade existing infrastructure.
- Money to support local business to survive
- A community hub where local groups can meet.
- Upgraded and improved public transport link
- More facilities for the elderly and people with SEND
- Many more EV charging points
- More and improved play areas
- Improvements to the local train station
- More local policing and PCSO visibility
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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.

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



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 I mentioned at the top of this form, I do not believe the council have done enough to make everyone aware of this consultation for the local plan. It has been advertised very scantily online (the recent consultations, by which point we were told it was too late to object). It may have been in the free local newspaper but they are no longer delivered in our area and we cannot access them. I feel that putting this out, online, during covid was a very back handed way to do this. I am also very concerned about the air quality assessments which were done in 2020 and in 2021, before people were back driving to school/work after covid and importantly before the McArthur Glen outlet was opened, which surely must have an impact on our air quality. This, coupled with the phase 2 of the retail outlet to be built soon, will mean even more increased traffic and air pollution.

I would invite any inspector to be around Wimbebury Rd/Stafford, Melbourne and Bank St during school drop off and pick up times and also rush hour at Five Ways Roundabout just to see how unsuitable this proposal is for the proposed building sites on Cannock Road and Wimblebury Road.

(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: [REDACTED]

Date: 17.03.2024