

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](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.

## 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:	Heath Hayes & Wimblebury Parish Council
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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:		Site:		Policies Map:	
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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	
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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.

Various Councillors have put points across:

Proposals to build houses on the land at the side of **Lichfield Road and Wimblebury Road**.

Whilst I am totally in favour of increasing housing for the many people desperate for housing, I do not think that the local infrastructure is sufficiently strong enough to cater for a further 400 houses on the Wimblebury Road and 700 houses abutting the Lichfield Road.

The **Wimblebury Road** is very busy at all times of the day, particularly at school times. The road is narrow with resident cars parked on the road, causing poor traffic flow and in addition to this, large trucks use this road to cut through to other areas.

Parking is already an issue, and many parents use the park for parking during school times. The park land is currently being considered for a total upgrade and a masterplan has not yet been agreed. So, there is no guarantee this parking facility is no more than a temporary area for school car parking, the impact of losing the park area would be massive as would potentially up to 800 cars using Wimblebury Road.

The proposed relief road off the Wimblebury Road onto the Cannock Road cuts through designated 'Safe Land' so is this actually a genuine realistic option?

Regarding **Lichfield Road** - building 700 houses with potentially up to a further 1400 cars accessing the road causes me great concern. The impact of additional traffic along this road is frightening, currently traffic appears to travel very quickly along the road, with a speed restriction of 60mph, and the island at the end of the Lichfield Road next to the Tip is an extremely busy intersection. A substantial increase of traffic is already anticipated when the Outlet shopping centre increases with a further 40 retail outlets opening within the next year or two.

The Local Plan also states there is a proposal for a junior school to be built on this land, which will bring many more cars into the area. The Plan does not appear to include a GP surgery, dental surgery etc and local medical services are extremely busy with long waiting lists. I am also concerned that there is sufficient land for school staff to park in and plenty of green space for schools to enable sports and outdoor activities for the children. Cannock is an area of high childhood obesity, and it is vitally important for both adults and children's mental health that open green space with access to sports is provided.

### **The Land Allocated off the Wimblebury Road**

The number of houses allocated out of the West Midlands Housing need is a tiny amount and does not show any real willing to participate in this scheme genuinely. The need for locally for housing will be swallowed up by all these proposed houses and the WMH will not be met, or the local residents will be left still without the housing they need.

There is a new scheme coming forward regarding Local Plans and other authorities have paused their applications such as Lichfield and South Staffs and will be using the new model going forward. I suggest that this is the model that CCDC wait for also as they require greater depth of information with regards to detailed road assessments, impact assessments on land

### **The Cannock Road Development**

I welcome the proposed new primary school to this site; however, I raise concerns over the number of vehicles that will be added to this development along with the houses, children and the parents from Norton would not be able to activity walk to the school and the pavements linking to this area needs heavy investment as well as being too far for the majority of the children in Norton to walk. The site is linked with Norton Canes and not Heath Hayes the roads and local ammonites/medical support would come from the Heath Hayes area of which are already under a considerable amount of stress with the local land fill site, Designer Outlet and the congested Five Ways Island.

The lack of infrastructure for this development is a concern, the details of provision of a school is outlined, what is the obligation of the non-developer owned land to follow through with this and not just sell off the land to multiple developers and them to not provide the school.

The site is also next to a Pumping station that presently works double can we ensure that an additional pumping station would be considered and maintained?

The water that currently comes off the land fill sites filters into this current field takes a lot of the excessive water.

I would like to see this plan paused and be put forward under the new plans when they come to fruition to help give better clarity on the infrastructure and the clear objectives.

I don't believe that Five Ways Island has the capacity to cope with the extra traffic that will come with these sites and although the county has put suggestions forward I don't feel they are enough to resolve the concerns residents and myself have. Wimblebury Road is not built to take more traffic and although there is a road on the estate it will still be a cut through.

I also have a flooding concern at the Wimblebury road site as that area holds a lot of water and where will that water go, Norton Canes unfortunately already have a problem and unless this is addressed correctly then it will only get worse.

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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.

I would point out in the response the effects of extra traffic on the Cannock/Lichfield Road (in combination with the extra developments at the Outlet Village), and the lack of detail on extra public amenities (notwithstanding the school proposal).

Improved infrastructure needs to be in both locations to cope with these homes being built; i.e Schools, Doctors, Dentists etc. before building commences or guaranteed before completion.

The Lichfield Road site should be put into Heath Hayes boundary and not Norton Canes as it is now. If we are to suffer the dust and noise we should have the money from the council paid into our parish. The government has informed Councils throughout the UK that more houses need to be built and therefore these houses will go ahead as part of Cannock Chase Council allocation of homes to be built.

**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:**

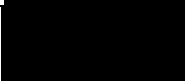
As the local Parish Council, we should be involved in the hearing sessions, the Parish Council owns land directly next to the Wimblebury Road Site.

(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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