

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	MISS	
First Name	HEATHER	
Last Name	MABBS	
Post Town	CANNOCK	
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 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 A0115

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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:	
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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:	S03.1	Site:	HANDGAST OF WINDLEBURY ROAD -> BURNAL HEDGE.	Policies Map:	SM2
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(ALLOCATIONS C279A)

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	BOISA
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Cannock Chase Council:
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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.

PLEASE SEE ATTACHED Q4

(Please continue on a separate sheet if necessary)

Q4

The Wimblebury road, would not cope with the quantity of traffic, as it has a School and lots of parked cars, and with the extra cars from the Cannock road site. The five ways roundabout is not equipped to move so many vehicles

We don't have the spaces for our children in the Schools now, So with the 400 homes here and the 700 on the Cannock road, 1100 families if just half have children and even if just 1 child, that's still 500. No spaces at Dr's and Dentists have a 12 month waiting list.

As the proposed estate would need two exits one onto the Wimblebury road and one onto the Burntwood road. And as most new houses have two cars that would mean around 600 extra cars per day, pulling out near an infants school with lots of parked cars. It will be extremely dangerous. The proposed bypass which will come out onto the Burntwood road, would need to deal with the bottle neck of traffic and the fact that this road floods.

Wildlife

As only 4% of our mammals in the UK still roam free, just 4%.

I feel it is a catastrophe that you want to take more fields away from the Deer that have used these fields for generations. They go from Cannock Wood, through Burntwood, Norton Canes and Heath Hayes. What will happen to all the newts?

This site was refused in the past, Newts, heavy traffic and a school all make this plot unsuitable. Putting a bypass onto the Burntwood road, through your next planned building site, will not ease traffic, It will make it even worse as lots will use it to avoid the five ways island as it has queues daily.

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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.

(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:

I wish to know how it can be
past with wildlife child safety
& road safety.

(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:	17/3/24
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Title	MISS	
First Name	HEATHER	
Last Name	MARBBS	
Post Town	CANNOCK	
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Post Code		
Telephone Number		
E-mail Address		

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For Office Use | Part A Reference | A015

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

Para-graph:		Policy:	S03.1	Site:	LAND SOUTH OF A S110 CANNOCK HIGHWAY	Policies Map:	SH1
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(ALLOCATIONS C 116(a))

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

- A. Legally compliant Yes: No: FLOODING & NEWTS
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate (Please tick as appropriate). Yes: No: WE ONLY KNOW ABOUT ONE OTHER OR WERE TOLD IT WAS STOPPED SO NOT FULLY PREPARED WITH EVIDENCE OF OBJECTION

For office use	Part B reference	B0115B
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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.

* TRAFFIC IS DANGEROUS

* CONTAMINATION FROM SEWAGE PUMPING STATION,

* WILD LIFE

* CO2 EMISSIONS RE: HEALTH.

* SCHOOLS: NURSERY TO LEAVERS!

PLEASE SEE THE FOLLOWING
6 PAGES ENDING WITH A
PICTURE OF SPRING TALLY
CANNOCK RD (NOT HIGHFIELD)

HEATH MAYS.

(Please continue on a separate sheet if necessary)

Q4

Cannock Lichfield Road Heath Hayes

The Cannock Lichfield Road, cannot cope with the quantity of traffic now. It is totally unfair to expect us to have even more housing on greenfield sites. If this were to go ahead it would require two exits onto the Cannock road. There is a car park twice a day Extending from the 5 ways, up to and past the start of the proposed site, as the five ways roundabout is not equipped to move so many vehicles. I can regularly take five to ten minutes (just sit and see how long that feels doing nothing but turning your head left and right) to pull out of my drive, and on many occasions, it has been as much as twenty minutes. (I know as my sister timed it) Now the Designer outlet is putting in for the second stage of expansion and will be expecting a lot more customers to the area, which means lots more, traffic so even more for us to cope with.

I can't walk across the road to go down the public footpath now, I grew up playing down those lanes and playing with the wildlife.

The proposed estate would need two exits onto this road. With 700 dwellings plus a School and Doctors (if the NHS can afford it) but as most new houses have two cars that would mean well over 1,000 extra cars per day. Not to mention if you put a School there it will be another Thousand or more, up to 4 times a day. Plus, the 600 cars from the Wimblebury proposed site will be unbearable and extremely dangerous. The Farm shop was closed by the council, as the traffic turning caused several accidents, in just 2 years.

I hear that you are planning a filter road through ATS, from Norton canes road onto the Cannock Road. This will not help, it will make it worse, as it will be a left only filter and the traffic will then need to pull out onto the Cannock Lichfield Road. Which is already rammed and try to pull out onto all the traffic coming off the roundabout.

The Sewage Pumping station

We were told that when the thousands of houses were built behind my house (again on green belt) that it would be upgraded to cope. We hardly ever saw anyone at the pumping station now it is a regular event, I have called to inform them of noise and smells coming from the site, on many occasions. My neighbour who purchased his house a 10 years ago was told of twenty cases of pollution from the station. As this lies at the bottom of the field from the proposed site there will be a lot more as the water will flow downhill to this open site. This is next to Newlands brook that flows down the lane and through the site of biological interest.

I have lived in this house for over 60 years, the road was raised as it was prone to flooding (the area opposite was called Spring Valley, because of the quantity of water from the natural springs) as it's original name was Spring Valley. Will I get assurances and full compensation if once all the green fields are covered with tarmac e.t.c. so the water has nowhere to go but down to me, Possibly bringing the sewerage with it. It would also contaminate Newlands Brook, which is situated at the bottom of the one field and goes down past another.

Planning and flood risk

165. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

166. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

167. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

We offer contaminated land searches for land and property in Cannock Chase District. If you ask us to carry out a search we will check the databases we hold for:

- Historic land use.
- Data about waste, landfill sites and treated sites.
- Data about pollution incidents known to the Council.
- Potential contaminative land use of the surrounding area within a 250m radius.
- Any other available/relevant information.

The amount of information we will be able to provide will depend on the site and the information available to us.

As part of our search, we will not check the following:

- Previous or current planning permissions – please search our **planning portal**.
- Hazardous installations and hazardous substances consents – please search our **planning portal**.
- Mining history – please contact **The Coal Authority**.
- Petroleum spirit storage tanks – please contact **Staffordshire Fire and Rescue Service**.
- Pollution of controlled waters and Control of Major Accident Hazard (COMAH) sites – please contact the **Environment Agency**.
- Potential for radon – please contact the **UK Health Security Agency**.

How much does a search cost?

A search costs £84 (including VAT) and we will produce a report within 5 – 10 working days and send it to you by email.

Wildlife

As only 4% of our mammals in the UK still roam free, just 4%.

I feel it is a catastrophe that you want to take more fields away from the Deer that have used these fields for generations. They go from Cannock Wood, through Burntwood, Norton Canes and Heath Hayes. I saw another dead in Burntwood 2 weeks ago.

What will happen to all the newts? In Spring vally? The farmer ajasent to the site, filled in the natural pond after he tried punping it dry, it didn't work, (you can see the pond on the offical maps) Because he wanted to sell it for burial, site, but as I pointed out then, coffins would need to be lead lined to stop the fomaldahide seeping into the water. Then he had loads of ileagle tipping on the field, which is still all these years later hasn't been removed and he got paid a lot on money for that. Dispite being told by the council to remove it. The entire field is now flooded. More water will make it even worse.

147. When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

Habitats and biodiversity

185. To protect and enhance biodiversity and geodiversity, plans should:

(a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity ⁶⁵; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation ⁶⁶; and

(b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

186. When determining planning applications, local planning authorities should apply the following principles:

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Schools

We don't have the spaces for our children in the Schools now, So with the 400 homes on the Wimblebury road and the 700 on the Cannock road, 1100 families if just half have children and even if just 1 child, that's still 500 more children of different ages, more will have 2 to 4. No spaces at Dr's and Dentists have a 12 to 18 month waiting list.

It has been stated in old documents that this land has the potential for lots of Archaeological interest to know more about the history of the area. I have a few other screenshots that say it should not go there.

Old Heath Hayes is now joined on most sides, this side to Norton canes is the last side of this ancient Mining village. We are now bigger per capita than all surrounding areas. Leave our greenbelt alone.

I also hope you have the original maps of where the mineshafts are as my nestdoor but one neighbour had a 14foot sink hole outside there back door.

The population is growing and between 2011 and 2021 rose to 100,519. It is also ageing at a faster rate than the national average. There are, issues of poor health, lower than average educational performance, and increasing levels of crime. The district is the second most deprived in Staffordshire after Tamworth.

Proposals affecting the Green Belt

152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

Please for all that is holy, don't destroy a food source, as when we do get attacked (which we will) we will need to feed our population. I know I won't be around but others will.

Thank you

Ground conditions and pollution

189. Planning policies and decisions should ensure that:

(a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

(b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under [Part IIA of the Environmental Protection Act 1990](#); and

(c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

190. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

191. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life ⁶⁹ ;

Footnotes

(62) Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development. ↵

(63) [English National Parks and the Broads: UK Government Vision and Circular 2010](#) provides further guidance and information about their statutory purposes, management and other matters. ↵

(64) For the purposes of [paragraphs 182](#) and [183](#), whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined. ↵

(65) [Circular 06/2005](#) provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system. ↵

(66) Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them. ↵

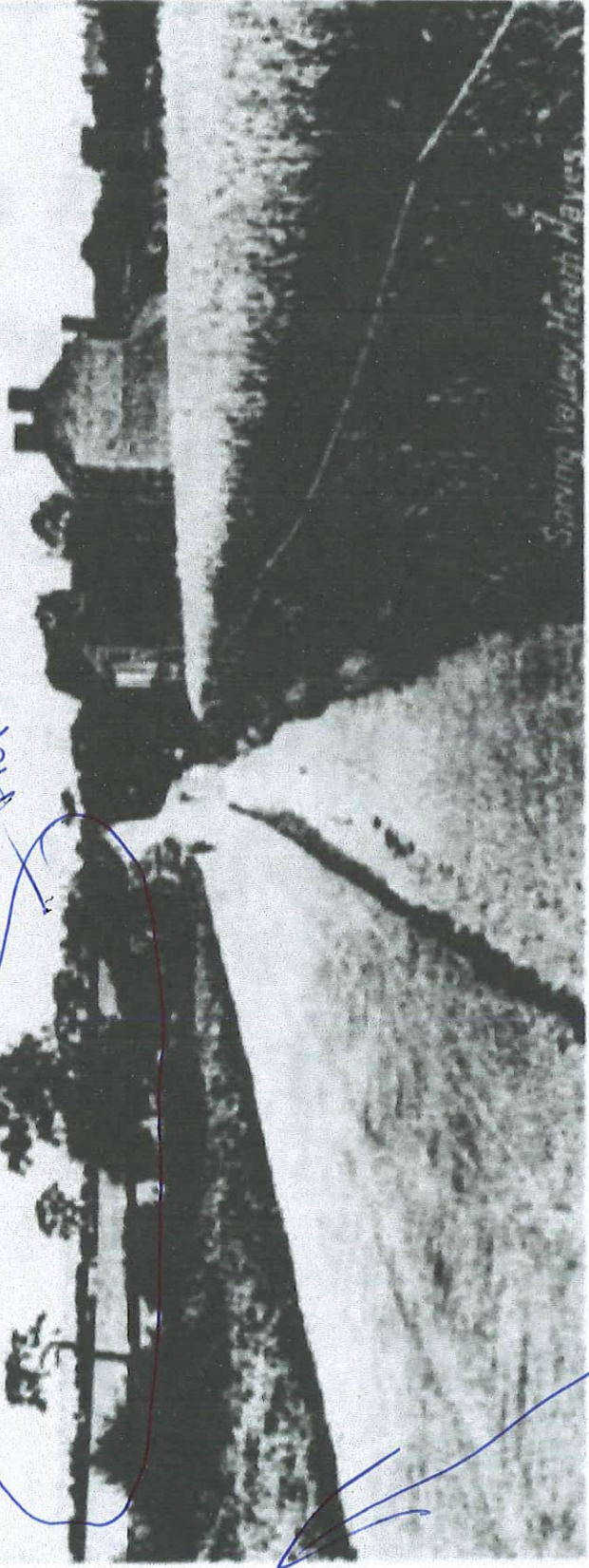
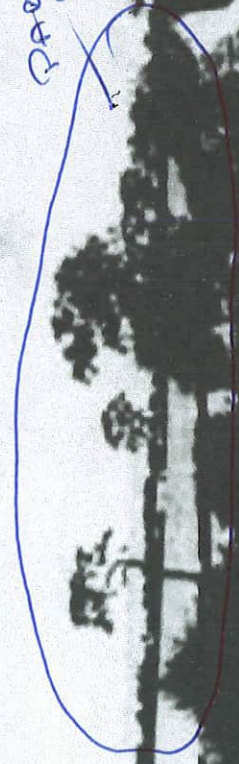
(67) For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat. ↵

(67) Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site. ↵

(68) See Explanatory Note to the [Noise Policy Statement for England](#) (Department for Environment, Food & Rural Affairs, 2010). ↵

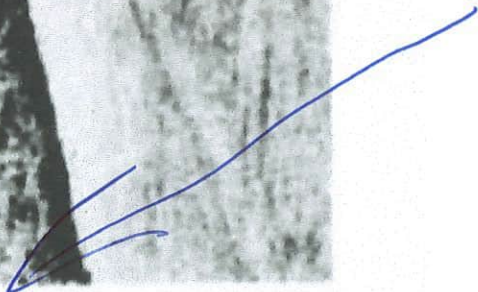
November.

PART OF PROPOSED SITE



Spring Valley, Heath Hayes

GOLDS PETROL



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MOVE THE ESTATE (NEW NORTON VILLAGE) TO THE BACK PART WHERE THE PARK AREA IS SET TO BE (THE OLD VILLAGE DUMPING GROUND) HAVE THE ACCESS ROADS, GO THROUGH NORTON CANES (AS THEY WILL BE GETTING THE RHODOS PER DWELLING) AND HAVE THEM JOIN THE A5 THUS STOPPING THE INCREASED PROBLEM ON A5190 AS IT WILL ALSO HAVE ALL EXTRA TRAFFIC FOR MORTON GLEN.

THIS WOULD ALSO KEEP THE BROOK ABLE TO ABSORB WATER SO GREATLY REDUCE THE POSSIBILITY OF FLOODING & CONTAMINATING NEWLANDS BROOK.

AS PER GOVERNMENT GUIDING USE BROWNFIELD SITES, SUCH AS ALBION PRESS METAL IN CANNOCK AND THE OLD NCB OFFICES SITE AT THE TOP OF RUMOR HILL ROAD OR TO FIND AN AREA WHERE IT WILL NOT TOTALLY OVERWHELM A SMALL VILLAGE, THAT OVER THE PAST YEARS HAS BEEN SURROUNDED & SWALLOWED UP BY OTHER ESTATES LEAVE SPRING VALLEY HEATH HAYES ALONE.

(Please continue on a separate sheet if necessary)

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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:

BECAUSE IT HAS BEEN THROUGH SEVERAL OF THESE AND WE ONLY KNEW OF ONE & TOLD IT WAS SQUASHED, AS IT SHOULD BE ON SAFETY & ENVIRONMENTAL GROUNDS. BUT WITH LACK OF TIME I WAS UNABLE TO GET ALL OF THE EVIDENCE TOGETHER RE MINE SHAFTS, FLOODS & IMPACT ON WILD LIFE & PHYSICAL HEALTH. THERE IS ALSO THE TIP TO BE CONSIDERED FOR ITS ENVIRONMENTAL IMPACT AND THE A.D. THAT HAS BEEN PAST TO EXTEND THE TIP & SIZE.

(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 Signature]

Date:

17-3-24