

(RE: LAND OFF LICH ROAD.)

**Cannock Chase Council:
Cannock Chase Local Plan
Representation Form**

CCDC

At 12 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	MIR	
First Name	LEE	
Last Name	MORRALL	
Post Town	[REDACTED]	
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 A0029

**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:	S03.1	Site:	LAND SOUTH OF A5190 LICH RD HEATH HAYES	Policies Map:	SH1 (C116(a))
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Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No: (DON'T KNOW)
 - B. Sound Yes: No:
 - C. Compliant with the Duty to Co-operate Yes: No:
- (Please tick as appropriate).*

For office use	Part B reference	B0024A
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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.

①

THE LAND TO THE SOUTH OF THE LICHFIELD ROAD IN HEATH HAYES IS COMPLETELY UNSUITABLE FOR A HOUSING ESTATE DEVELOPMENT. THIS LAND IS GREENBELT LAND BETWEEN ~~CAN~~ THE MAIN ROAD AND NEWLANDS LANE IN A HISTORIC AREA ONCE CALLED SPRING VALLEY. THIS DEVELOPMENT WOULD EXTEND THE VILLAGE FROM ITS TRADITIONAL BOUNDARIES OF THE CANNOCK/LICHFIELD ROAD AND WIMBLEBURY RD, AND ALONG WITH THE OTHER PROPOSED DEVELOPMENT (POLICY S03.1 - S112 - C279a) WOULD COMPLETELY SURROUND THE VILLAGE OF HEATH HAYES WITH URBAN SETTLEMENT. EVEN THE LARGE-SCALE DEVELOPMENTS OF THE LAST 35 YEARS SUCH AS HAWKES GREEN AND THE ESTATES ON THE BRICKWORKS HAVE FOLLOWED THE "TRIANGULAR" FORM OF THE VILLAGE AND ITS BOUNDARIES ALONG THE BUSY MAIN ROADS.

(CONTINUED)

(Please continue on a separate sheet if necessary)

(CONT)

(2)

IN OBJECTIVE 7 OF THE 2024 LOCAL PLAN, IT IS STATED THAT THE LANDSCAPE CHARACTER SHOULD BE PROTECTED AND CONSERVED (S07.4) AND THAT THE GREENBELT POLICY SHOULD BE PROTECTED AND CONSERVED (S07.6.) THIS DEVELOPMENT WOULD THEREFORE NOT BE KEEPING IN LINE WITH THESE NATIONAL POLICY REQUIREMENTS.

THE PROPOSED SITE IS FARM LAND WHICH CONTAINS A VARIETY OF WILDLIFE AND FLORA, AND IS ALSO USED REGULARLY BY DEER, WHO ROAM FREELY IN AN ENVIRONMENT INCREASINGLY COMPROMISED BY DEVELOPMENT. THE COUNTRYSIDE IS VITAL TO THE WELLBEING OF RESIDENTS, AND IMPORTANT TO THE WHOLE CHARACTER OF THE NEWLANDS LANE AREA. IT IS OVER THE MAIN ROAD FROM THE VAST HAWKES GREEN DEVELOPMENT AND IS BORDERED ON THE CANNOCK SIDE BY THE LARGE LANDFILL.

RECENT STATISTICS FROM STAFFORDSHIRE. GOV. UK SHOW THAT THE POPULATION DENSITY OF CANNOCK CHASE DISTRICT IS X6 TIMES THAT OF STAFFORD DISTRICT, AND X4 TIMES THAT OF LICHFIELD DISTRICT. IT IS UNFAIR THAT OUR DISTRICT VILLAGES SHOULD BE COMPLETELY URBANISED TO RELIEVE THE POPULATION OVERSPILL FROM THE WEST MIDS METROPOLITAN DISTRICTS.

(CONT)

(CONT)

(3)

THIS BURDEN SHOULD BE SHARED BY OTHER NEIGHBOURING DISTRICTS WITH FAR MORE NON-DEVELOPED LAND. THE LAST OF OUR GREENBELT AND EVEN ANY BROWNFIELD LAND BORDERING THE VILLAGE IS VITALLY IMPORTANT TO PRESERVE PROVINCIAL CHARACTER WHEN THE DISTRICT BORDERS A METROPOLIS OF ALMOST 3 MILLION PEOPLE. THESE AREAS ARE NOT ~~MERELY~~^{ONLY} IMPORTANT IN ENHANCING THE WELLBEING OF LOCAL PEOPLE AND VISITORS TO THE AREA, BUT ALSO IN KEEPING THE IDENTITY OF THE VILLAGE COMMUNITIES INTACT.

ANY DEVELOPMENT IN THIS SPACE, ESPECIALLY A LARGE HOUSING ESTATE IS ALSO UNSUITABLE DUE TO THE ALREADY BUSY LICHFIELD/CANNOCK RD, WHICH IS A RESIDENTIAL ROAD WHICH HAS BOTTLENECKS OF TRAFFIC ON A DAILY BASIS AT PEAK HOURS, AND IS INCREASINGLY DIFFICULT FOR RESIDENTS TO PULL ONTO THE ROAD FROM THEIR HOMES - MY MOTHER HAS LIVED AT 83, CANNOCK RD FOR 50 YEARS, AND PULLING ONTO THE ROAD AT ~~PEAK TIMES~~ EVEN NON-PEAK TIMES CAN TAKE 15 MINUTES. THE TRAFFIC VOLUME IS HUGE, CONSISTING OF BOTH DOMESTIC TRAFFIC AND FREIGHT, AND THE POLLUTION IS DETECTABLE WITHOUT SPECIALIST EQUIPMENT. (CONTINUED)

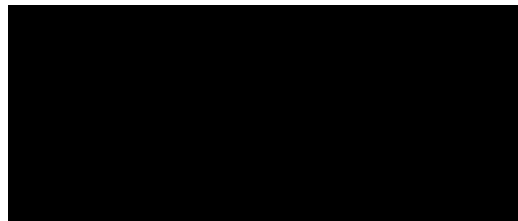
(CONT)

4

THESE ISSUES ARE WITHOUT EVEN MENTIONING INFRASTRUCTURAL DEMANDS IN AN AREA WITH A LARGE PROPORTION OF HOUSING AND ALREADY INSUFFICIENT LOCAL FACILITIES.

IN TERMS OF THE IMPACT ON THE VILLAGE OF HEATH HAYES, ITS COMMUNITY, ENVIRONMENT, TRAFFIC VOLUME AND INFRASTRUCTURE THIS PROPOSAL IS DEEPLY UNSOUND ON SEVERAL LEVELS.

IT IS ALSO UNFAIR TO BURDEN OUR HEAVILY POPULATED DISTRICT, WHICH IS SEVERAL TIMES MORE POPULATED PER SQUARE KM THAN NEIGHBOURING DISTRICTS LICHFIELD AND STAFFORD, WITH EVEN MORE DEVELOPMENT WHICH DEGRADES QUALITY OF LIFE AND VILLAGE IDENTITY, AND IMPACTS FLORA, FAUNA AND LARGE, FREE-ROAMING MAMMALS. ADDITIONALLY, THE PROPOSAL DOES NOT COMPLY WITH NATIONAL POLICY REQUIREMENTS OUTLINED IN THE LOCAL PLAN 2024.



3/3/2024

POPULATION DENSITY COMPARISON - LOCAL DISTRICTS.

Area	Resident population	Number of households	Area (km squared)	Population density (number of persons per square km)
Cannock Chase	99,126	42,238	79	1,257
East Staffordshire	117,552	49,194	387	304
Lichfield	103,507	42,820	331	312
Newcastle-under-Lyme	128,963	55,051	211	611
South Staffordshire	111,890	46,320	407	275
Stafford	134,764	58,065	598	225
Staffordshire Moorlands	98,496	43,033	576	171
Tamworth	76,527	32,261	31	2,481
Staffordshire	870,825	368,982	2,620	332
West Midlands	5,860,706	2,382,322	12,998	451
England	55,619,430	23,053,707	130,278	427

Source: 2017 mid-year population estimates, Office for National Statistics, Crown copyright and 2016-based household projections, Office for National Statistics, Crown copyright.



PROPOSED AREA. S03.1
S11
C116 (a).

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



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.

N/A.

(Please continue on a separate sheet if necessary)

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Representation Form**



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.

Signature: [REDACTED]

Date: 3/3/24

**Cannock Chase Council:
Cannock Chase Local Plan
Representation Form**

C C D C
At 12 MAR 2024
POST ROOM

(RE: LAND OFF WIMB RD)



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	LEE	
Last Name	MORRALL	
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 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	A0024
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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?

Para-graph:		Policy:	S03.1	Site:	LAND EAST OF WIMBLES RD - BLEAK HOUSE	Policies Map:	SH2
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Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No: (DON'T KNOW)
 - B. Sound Yes: No:
 - C. Compliant with the Duty to Co-operate Yes: No:
- (Please tick as appropriate).*

For office use	Part B reference	D0024B
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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.

①
IN MY OPINION THERE ARE SEVERAL REASONS WHY THIS LAND IS UNSUITABLE FOR DEVELOPMENT. THIS IS GREENBELT LAND VITAL TO THE VILLAGE BOUNDARIES WHICH WOULD EXTEND HEATH HAYES PAST ITS BOUNDARIES OF THE WIMBUBURY RD (AND LICHFIELD RD) EXTENDING EASTWARD TOWARDS GENTLESHAW AND THE LICHFIELD DISTRICT. IN OBJECTIVE 7 OF THE LOCAL PLAN IT IS STATED THAT THE LANDSCAPE CHARACTER (S07.4), SHOULD BE PROTECTED AND CONSERVED, AND THAT THE GREENBELT (POLICY S07.6) SHOULD BE PROTECTED AND CONSERVED. THIS WOULD THEREFORE NOT BE KEEPING WITH THESE NATIONAL POLICY REQUIREMENTS. THE PROPOSED SITE IS FARMLAND WHICH AFFORDS VIEWS OF KENNEL MOUNT TO SCHOOLCHILDREN OF THE LOCAL PRIMARY SCHOOL, AND RESIDENTS. THERE HAS BEEN MUCH BUILDING OF ESTATES AROUND THE VILLAGE OVER THE LAST 35 YEARS AND BUILDING TO THE EAST OF WIMBUBURY RD OR SOUTH OF THE LICHFIELD RD WOULD RESULT IN THE URBANISATION OF THE VILLAGE - WITH DEVELOPMENTS ON ALL SIDES. (CONTINUED) ②

(Please continue on a separate sheet if necessary)

(CONT)

RECENT STATISTICS FROM STAFFORDSHIRE.GOV.UK SHOW (2)
THAT THE POPULATION DENSITY OF CANNOCK CHASE
DISTRICT IS X6 TIMES THAT OF STAFFORD DISTRICT,
AND X4 TIMES THAT OF LICHFIELD DISTRICT. IT
IS UNFAIR THAT OUR DISTRICT SHOULD BECOME
URBANISED SOUTH OF OUR PORTION OF CANNOCK CHASE
TO RELIEVE THE OVERSPILL OF POPULATION FROM
WEST MIDS METROPOLITAN DISTRICTS. THIS BURDEN
SHOULD BE SHARED BY OTHER, NEIGHBOURING
DISTRICTS. THE ^{LAST OF THE} GREENBELT AND, INDEED VALUABLE
BROWNFIELD BORDERING THE VILLAGE IS VITALLY
IMPORTANT TO PRESERVE PROVINCIAL CHARACTER
WHEN BORDERING A METROPOLIS OF ALMOST 3
MILLION PEOPLE. THESE AREAS OF LAND ARE NOT
ONLY IMPORTANT IN ENHANCING THE WELLBEING
OF LOCAL PEOPLE AND PRESERVING THE ENVIRONMENT,
BUT ALSO IN KEEPING THE IDENTITY OF VILLAGES/
LOCAL COMMUNITIES INTACT.

IF THE ESTATE IS BUILT IT COULD EASY SET
A PRECEDENT FOR MORE URBAN EXPANSION.

THE SITE IN QUESTION IS UTTERLY UNSUITABLE
BECAUSE OF ITS POSITION OPPOSITE WIMBLESBURY
RD INFANTS SCHOOL, WHICH ALREADY HAS SIGNIFICANT
TRAFFIC CONGESTION DURING PEAK TIMES. THERE
WOULD BE SERIOUS SAFETY ISSUES WITH TRAFFIC
AND THE PROPOSED RELIEF RD THAT WOULD GO
AROUND THE BACK OF THE ALLOTMENTS AND PARK
(CONT →) (3)

(CONT.)

3

TO JOIN THE CANNOCK RD WOULD INCREASE TRAFFIC FLOW ON AN ALREADY BUSY ROAD WHICH IS HEAVILY CONGESTED AT PEAK TIMES. THE ADDITIONAL ~~PROBLEMS~~ TRAFFIC TO NEARBY ROADS WOULD BE UNBEARABLE. MY MOTHER HAS LIVED ON THE CANNOCK RD IN HEATH HAYES FOR OVER 50 YEARS, AND EVERY YEAR IT GETS MORE DIFFICULT TO EVEN PULL ONTO THE MAIN ROAD. POLLUTION LEVELS ARE INCREASING, AND THIS IS DETECTABLE WITHOUT SPECIALIST EQUIPMENT.

THEN THERE ARE THE INFRASTRUCTURAL DEMANDS OF EVEN MORE ESTATES IN A DISTRICT THAT HAS SEEN RAPID GROWTH OF HOUSING ESTATES (HAWKS GREEN, WIMBLESBURY AROUND HEATH HAYES AND ALSO THE HUGE DEVELOPMENTS ELSEWHERE.)

THE LAND IN QUESTION IS CLEARLY A FLOOD PLAIN, WITH SIGNIFICANT AMOUNTS OF RAINWATER SETTLED THROUGHOUT THE YEAR.

IN TERMS OF THE IMPACT ON THE VILLAGE - AND COMMUNITY, ~~AND~~ ON THE ENVIRONMENT AND INFRASTRUCTURE, AND THE UNFAIRNESS OF THE BURDEN OF MORE DEVELOPMENT AROUND A VILLAGE IN A DISTRICT WITH A HIGH POPULATION DENSITY, THIS PROPOSAL IS COMPLETELY WRONG, ON MANY LEVELS. IT ALSO DOESN'T COMPLY WITH NATIONAL POLICY REQUIREMENTS. (S07.4/S07.6)

POPULATION DENSITY COMPARISON - LOCAL DISTRICTS

districts of staffordshire - Google

Population demographics and ac



staffordshire.gov.uk/Care-for-all-ages/Information-for-providers/Market-Intelligence/Market-position-statement-intelligence/Staffordshire-population-

4

Area	Resident population	Number of households	Area (km squared)	Population density (number of persons per square km)
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East Staffordshire	117,552	49,194	387	304
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Source: 2017 mid-year population estimates, Office for National Statistics, Crown copyright and 2016-based household projections, Office for National Statistics, Crown copyright.

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Representation Form**



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N/A.

(Please continue on a separate sheet if necessary)

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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.

Signature:			Date:	2/3/2024.
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