

**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	Mr	
First Name	Robert	
Last Name	Smith	
Post Town	[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](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.

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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](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:	
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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:	SO3.1	Site:	Land east of Wimble- bury Road	Policies Map:	SH2 (C279a)
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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	B0048A
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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.

I feel there are several reasons why this land is unsuitable for development due to volume of traffic, impact on wildlife, limited infrastructure and effect on national policy requirements reference greenbelt.

At present we see heavy congestion on Wimblebury Road, Cannock Road and around Five Ways island. This impacts not only around rush hours but also several times through the day. With the proposal of 400 additional houses at Wimblebury Road and 700 additional houses at Cannock Road, could mean approx. an additional 1,300 cars in an area of busy roads. Everyday there are bottlenecks at all the junctions entering Five Ways roundabout and queues of traffic toward the next roundabout at Chase Terrace, past Gold's and the Texaco garage on the road coming from Cannock, queuing traffic coming from Norton Canes can be back up to the entrance of Lodge Farm. Adding another 1,300 vehicles to the mix can only make the matter worse. We cannot see the how the proposed relief road from the Brickworks/Wimblebury Road to Cannock Road running behind the allotments and Heath Hayes Park, is an answer to the congestion at Five Ways. The junction at Cannock Road will only allow vehicles to turn left toward Chase Terrace, and have no impact on the congestion at Five Ways.

Both sites have a hive of fauna and flora and is regularly visited by deer. The greenbelt land and openness are vital to the wellness and mental health of residents who regularly walk or ride the area, and would be significant affected by this development. We understand that the National Policy requirement is for the landscape character to be protected and conserved, which again these developments are not in keeping with this policy.

Local infrastructure is already stretched where resources are not meeting the needs of residents, which we believe Cannock Chase District's population density is placed higher than other surrounding Districts such as Stafford and Lichfield. Local schools are already oversubscribed with high classroom sizes and will only suffer with more families planned to move to the area. There is not enough GP surgeries in the area for the current population. Average current waiting rate to see a GP can vary from 7 to 21 days, depending on location. Introducing another 1,000+ residents into the area would only compound the problem without further rebuild.

This proposal is grossly unsound on several levels as mentioned above. We feel it is unfair to burden our heavily populated district, which is more populated than neighbouring districts, with even more development which would degrade quality of life, impact on fauna and flora and free roaming deer. Finally, we believe the proposal does not follow or comply with the National Policy requirement outlined in the local plan of 2024.

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(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.

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We suggest that the developments are paused or cancelled and further research on alternate locations are found that are better suited that would comply with the Local Plan of 2024, and address all the comments in the representation. Investigate means to improve infrastructure reference schools, GP facilities and road layouts and throughfares.

*(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.

***After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.***

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**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:	██████████
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Date:	16 Mar 24
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