

**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	Graham	
Last Name	Yates	
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](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.

For Office Use	Part A Reference	A0011
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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: S03.1 SH2  S03.1 SH1	Site: Land east of Wimblebury road, Bleak House  Land off Lich- field Road near New- lands Lane	Policies Map: SH2 alloca- tions C279a and C116a
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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).

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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.

I believe the Cannock chase Local Plan is unsound.

I went to view the Cannock Chase Local Plan during the recent consultation event held at Hednesford Tesco on the evening of Wednesday 14<sup>th</sup> February 2024.

I have concerns surrounding the building of a considerable number of new houses in Heath Hayes outlined in the plan. I discussed my concerns with the representative form the Planning Department at the consultation event and he was not able to address my concerns.

I understand and appreciate there is a local need for additional housing in the area but I am very concerned about the strain that will be put on the existing infrastructure around Heath Hayes and Cannock during the building of these new houses and then by the huge increase in the population of Heath Hayes once residents move into the new houses. the amount of extra traffic this will create on the local roads and the extra strain it will put on all the health, education and social and recreational provision in Heath Hayes and the Cannock Chase District Council area. As I have been a resident in Heath Hayes since 1984 I have a good knowledge of the area and I am in a good position to recognize the implications for Heath Hayes and Cannock if this proposals on the Cannock Chase Local Plan for new housing in Heath Hayes go ahead.

I am not sure that I have identified the two proposed housing estates I am referring to correctly in question 2 above but I hope I have made it clear the areas I am commenting on in my views below.

**My first objection to the proposed Local Plan is the increase in traffic in Heath Hayes that will be generated by the proposed house building in Heath Hayes.** I have observed the local roads become busier and buiser over time until they are now totally overcrowded, congested and dangerous to navigate as a driver, a pedestrian and a cyclist. I know the area around Five Ways roundabout has been found to have very poor air quality due to pollution caused by the amount of traffic using the roundabout and the buildup of exhaust fumes from vehicles queuing on all the roads leading to this roundabout currently. Both proposals in the Local Plan for the two new housing estates – the one off the Wimblebury Road and the one off the Cannock Road – will cause even more traffic in the area of Five Ways roundabout as the housing estates are being built and then consequently as the new residents go to and from their new homes. This will impact the health of residents in Heath Hayes through worsening air quality due to the increase in traffic. There is an existing primary school on Wimblebury Road and so young children of Heath Hayes will be especially vulnerable to the ill effects to their health from this pollution. Children going to this school and all local residents will also be more at risk from traffic accidents as the footpaths will be more dangerous to walk along because of the increase in traffic from the new housing and also the roads will become more dangerous to drive and cycle along because of the increase in traffic. None of the roads coming off Five Ways roundabout are very wide, all have narrow footpaths which in some cases are only on one side of the road, none have any cycle paths and there

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are no pedestrian crossings. There is also a public park on the Wimblebury Road with an entrance by Five Ways roundabout. With more overcrowded roads by this park it will become a less pleasant and healthy place to visit and for local residents to spend time in. It will become a dangerous place for children to access because of difficulties crossing the roads to get into the park due to no pedestrian crossings at Five Ways roundabout. to be given serious consideration and it is because of this that I object to the proposed building of new housing in Heath Hayes. Five Ways roundabout has very recently had a huge increase in traffic due to the opening of the new Cannock Chase crematorium on the Hednesford Road.

The roads in the area are liable to flooding, and as due to global warming we are likely to see more rainfall regularly this is a problem that is not going away. More housing and road building on the green field sites in Heath Hayes will lead to there being less land for this rainfall to soak away in naturally and so will lead to more flooding. I also believe the local pumping station will not cope with the demands of all the proposed new housing.

The new road from the proposed new housing estate off the Wimblebury road that will link onto the A5190 Cannock Road will necessitate a junction on an extra junction on an already very busy and congested road. Currently the Cannock Road between the Five Ways roundabout in Heath Hayes and the Skoda garage roundabout on the edge of Burntwood is often queued up along almost the whole of this section of the A5190 between these two roundabouts. Adding another junction into this section of road will just add to congestion and delays.

I am not aware of any improvements to public transport provision within Heath Hayes in the Local plan, nor improvements for pedestrians and cyclists in Heath Hayes. People moving into these new homes will therefore be reliant on cars to get around.

**My second objection to the new housing in Heath Hayes in the Local Plan is the lack of any new health facilities.** Again as a long term resident of Heath Hayes and the Cannock District I have felt the bad effects on health care provision, social care provision, education and social and recreational facilities in the area due to increases in population living in the area and lack of investment by central and local government to provide adequate facilities for residents. Therefore my satisfaction and ease of living in Heath Hayes has worsened and will only be adversely affected by this increase in the population of Heath Hayes due to these new houses. I am not aware of any new doctor, dentist, optician, pharmacy or health centre or care home expansion in the Local Plan for Heath Hayes therefore where will the new residents get their health care? There is only one doctors practice and one dentist and one opticians and one pharmacy in the centre of the village and one at Tesco currently in Heath Hayes. There is no longer a baby clinic at Heath Hayes Health Centre for new parents to use.

**My third objection is lack of schools in Heath Hayes.** The Local Plan does include a proposal for a new primary school however I think this will never be built. The last time there was a major house building project in Heath Hayes in the late 1980s and the 1990s a primary school was planned to be built on land behind Tesco off Heath Way. This school was never built, instead the land was used to build houses. I believe school places in Heath Hayes are already oversubscribed and so there will be nowhere for school aged pupils living in the new housing estates to attend. Heath Hayes Academy on Wimblebury Road opposite the site of one of the proposed new housing estates does not have enough land around it to expand, therefore its school catchment area will have to be changed to accommodate any primary school aged pupils moving into the new estate, which will have ongoing implications for overcrowding at other neighboring primary schools in

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the Heath Hayes, Hednesford and Norton Canes areas. There is not a secondary school in Heath Hayes nor a reliable bus service to the secondary schools in the vicinity, nor any safe cycle paths. Therefore getting children to secondary school probably results in yet more cars on the local congested roads and this situation will become worse if the population of Heath Hayes is increased.

**My fourth objection is the loss of green belt land to housing and roads.** Currently the areas that the two new big housing estates in Heath Hayes are proposed to go on are green fields which help to make a boundary between Heath Hayes, Norton Canes and Burntwood. This area of fields provides valuable land for wildlife and acts as a green lung for the neighborhood. Deer are often seen in these areas of green fields and it will be a huge loss of habitat for them. Since the building of the MacArthur Glenn outlet, and Cannock Chase Crematorium, where again deer lost their habitat we have seen deer now roaming in gardens and on roads around the Hawks Green housing estate. If they lose yet more green space the deer will be forced to come even more into the local gardens and cause nuisance and road safety issues. England has been shown to have very poor biodiversity and has seen a huge decline in the range and amount of creatures and plants which has very worrying implications for the future of farming and quality of life in our country. In my opinion the Council should be doing all they can to preserve and improve areas of green belt not building on them.

**My fifth objection is that the influx of all the new residents in Heath Hayes if the proposed housing estates go ahead will put even more pressure on local government spending.** Our Council taxes rise every year, yet the services we receive decline every year. Local government cannot support the residents who live in the area already and so services are likely to be stretched to breaking point if any further demands are put on them by an influx of new residents.

*(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.

The infra structure of Heath Hayes and Hawks Green needs to be vastly improved before any more new housing estates are built.

The existing Heath Hayes Health Centre needs to be expanded - it is currently in a one storey building which could perhaps be made into two storeys or it needs to be moved to a new site with adequate car parking and the current building turned into residential housing. A baby clinic and school nursing, physio and counselling services etc could then be run from there. The Minor Injuries Unit needs to be reinstated at Cannock Hospital. The dental practice and opticians and pharmacy services in Heath Hayes need to be expanded.

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Extra pedestrian crossings need to be added around Heath Hayes, especially around Five Ways roundabout because of the public park and the crematorium there, and at the roundabouts by Macdonalds on A460 Eastern Way because of the footpaths joining the local nature reserve, the housing estate and the MacArthur Glenn outlet where a teenager was run over and killed in a traffic accident in the recent past and there is an shrine in her memory on the grass verge by the road to the Rangers Centre. The footpaths around Heath Hayes and roads need to be better maintained and all the footpaths should be widened to make space for cyclists and pedestrians to share to encourage people to not use their cars for short journeys round Heath Hayes. Every road should have a footpath on both sides of the road.

The railway station at Cannock should be improved with bigger more weather proof waiting rooms on both stations. Trains should run later at night to and from Birmingham. More buses should run between Heath Hayes and the train station and there should be buses to and from Cannock in the evenings. Residents should see evidence of the levelling up funding awarded to Cannock being used to improve facilities for residents of Heath Hayes in Cannock town centre.

The Wimblebury Road and The Cannock Road between Five Ways roundabout and the roundabout at the Skoda garage in Burntwood should both be widened with wide footpaths along them on both sides of the road for dual cycle and pedestrian use and pedestrian crossings built around Five Ways roundabout.

The layout of the Five Ways roundabout should be improved to ease congestion there before building any new road that links the Wimblebury Road to the Cannock Road.

A long layby near to Heath Hayes Academy, but on the opposite side of the Wimblebury Road could be included in the plans for the proposed new housing estate off the Wimblebury Road to ease congestion in this area at school drop off and pick up times. The car park off Wimblebury Road opposite to Stafford Road could be expanded again to ease congestion at school drop off and pick up times and to add extra parking space for Heath Hayes village.

There are pockets of land around Heath Hayes that are not being well used currently that should be built on before any green field sites are developed. For example there is the site of a former petrol station and garage and the former Bourne Methodist Church both on the Hednesford Road that could be developed into housing. There are also a number of houses in Heath Hayes that have been empty for ages and are in disrepair that could be repaired and brought back into use.

Instead of the new proposed park near Newlands Lane in the Local Plan the existing Heath Hayes park could be improved, with more play equipment and sporting facilities, a public toilet and a café. Land which was previously the site of open cast mining which had been intended to be used as a public park could be used for this. The area for the proposed public park near Newlands Lane could then be used as a nature reserve.

*(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

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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>(Please continue on a separate sheet if necessary)</i>
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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:	28.2.2024
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