

Cannock Chase Local Plan (Part 2) Issues & Options Consultation

Summary of Representations

Gypsy, Traveller & Travelling Showpeople Sites

August 2017

Local Plan Part 2 Site Option GT1			
Rep ID No.	Respondent	Comment	Council Response
I0GT1-1	Bailey Mr & Mrs	<p>Object: Albutts road is a narrow lane which allows access to the estate behind (Blithfield Road and other adjoining roads), it is a narrow lane with often a great number of parked cars on the road as a lot of the older built houses do not have driveways and are unable to put driveways in due to the older houses being very close to the road. Also, while this street is narrow, there are also speed humps, which if there are large caravans or carnival equipment potentially to come down this road I believe the access is simply too narrow to allow this much traffic. It is a very busy road as it is at the moment and I think further development down this road would cause an increase in traffic collisions.</p> <p>There would be a high risk of flooding where the proposed site will be located. There are pools located by the site and would have to be removed, this area is a very 'boggy' area and holds the habitat to many wildlife. There would have to be a massive overhall I believe in the whole surrounding area as far as sufficient drainage goes and would not want to see the excess water finding its way into other peoples homes.</p> <p>There has been development less than a mile away from my home on what was a beautiful piece of land, now known as Chasewarter</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p>

		<p>Grange. I believe if this area is continued to be developed at this rate, there will be no green belt left and our small side street roads will soon get too full to cope with the traffic. Norton Canes has provided ample housing and Cannock Chase council have enough surplus land for such proposed development, this area has had enough development.</p> <p>I don't think that the proposed site should be removed from green belt status. I ask myself the question, what is the point of making land part of the 'green belt' when it can potentially be developed on?</p> <p>My husband and I have bought this house as our 1st hoping to be surrounded by green land and I will be so disappointed if this were to go ahead down our road, it would mean traffic noise levels on our street would increase and it would more than likely lead to a decrease in our property value which is something we would not be able to afford as a young couple.</p>	
IOGT1-2	K Bardell	<p>Concerns regarding access to site- narrow lane leading to site and existing on-street parking. Weight restrictions along Albutts Road for heavy vehicles. Play area at Albutts Road- increased traffic may create safety issues. Risk to safety of animals at Commonsides Farm.</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.</p>
IOGT1-3	S Besant	<p>Oppose proposal- concerns regarding devaluation of own property.</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's</p>

			adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-4	Bird H	Land is not accessible from road and is such a small piece of land it wouldn't accommodate even houses. Is also a good wildlife area, given the Toll Road has removed so much habitat. On Albutts Road there are old houses, some with vulnerable elderly residents. Concern about crime rate increasing. Also litter and impact on house prices. Other Gypsy sites in area were built before the nearby houses so residents had a choice. Ditto with Toll road – impact on house prices and noise pollution, residents feel they are bearing the brunt.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-5	Blakey R	Firstly I would suggest that any "extra traffic" entering or exiting Albutts Road will cause problems for the residents of the Blithfield Road and Mayfield Road estate. This road (Albutts Road), which can only be described as "Narrow" would be the only "way in" or "way out" for anyone trying to gain access to or exit from this discussed caravan site. As it stands, many of the existing house properties on Albutts Road do not have "garage" or "off-road parking facilities". Therefore the residents have no other option other than to park their cars "out front" on the side of the Albutts Road. This reduces the available "road width" for passing vehicles to "very narrow". I would anticipate that there would be difficulties for some of the Travellers or Show people to negotiate their vehicles and equipment up or down this road at some periods.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.

		<p>Secondly, if I have the correct position of the site under discussion, I have concerns regarding " Health and Safety ". With all the recent concerns regarding exposure to " Motor vehicle exhaust fumes", I cannot believe that the Albutts Road site " position " relative to the M6 (Toll road) Motorway would provide a very healthy environment in which to place people for day to day living. For fairness to all, I do hope that these opinions will be considered during any discussions relative to choosing a suitable " Travellers and Show persons " caravan site.</p>	
IOGT1-6	P Butler	<p>Oppose proposal- concerns regarding local crime rates and traffic along Albutts Road.</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites and includes details on designing out crime.</p>
IOGT1-7	C Charalambous & T Hartley	<p>Oppose proposal. Concerned that the Council has not notified all residents within the proximity of the proposed site- not being open and honest or transparent. The land is home to varied plant and wild life has this been reviewed correctly and how will this be managed? It is within a predominantly a residential area – concerns regarding impact upon property values and saleability.</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites. In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas</p>

IOGT1-8	C Cooksey	Object to more Green Belt being taken up by other developments within this area. Need to consider the detriment to wildlife- deer are regularly seen in the Albutts road area. Albutts Road is a very narrow access road, and planning permission has already been turned down by Walsall Council for a similar type development at the south end of the road in previous years (2008). Object to proposal on basis of loss of Green Belt, narrow access, noise and environmental pollution from M6 Toll.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-9	Conway P	Oppose the planned development of the land into a travellers caravan site. Commonsie is a country lane with room for only one vehicle so could not cope with increased traffic. The road is in very poor repair currently. The development would massively reduce the value of property in Commonsie. The proposed site is right next to the Toll road. It is a green belt area and this proposal would affect the total outlook for residents.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-10	Darby D	Concerned because of problems which happened at specified sites in Aldridge and Chasewater a few years ago.	Cannot comment on the issues cited. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-11	Glenn B/V & Brookes R/B	Object to proposal. Albutts Road is a busy narrow road which always has cars parked along the road due to the housing stock with no off road parking. The use of this road for access	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance

		<p>would cause more congestion due to the size of vehicles /caravans accessing the proposed travellers site therefor increasing the danger of road traffic accidents and injury. The proposed site is on the boundary with Walsall MBC and properties in Albutts Road Peartree Lane Blithfield Road and Mayfields Drive have already been blighted by the Birmingham Northern relief Road.</p> <p>There is open land along the right hand side of Albutts Road going down to Commonside and concern that this might be used too. And create problems.</p>	sets out clear standards for sites.
IOGT1-12	Gilligans	<p>Object. The proposed use would cause disruption to wildlife. The common ground is a wildlife haven, home to a variety of birds and small animals, deer. The local residents use the common ground to walk their dogs and I know of a gentleman who flies his bird of prey there twice daily, not to mention the horses which live and roam further down by the farm.</p> <p>The children within the area use this space as a recreational play area. Concerns over devaluing property. Not enough consultation and concern about lack of transparency about the proposal.</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites. In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas</p>
IOGT1-13	Hancock J	<p>This has been brought to my attention recently. The proposed site is in Green Belt area. Part of and on the edge of local Nature Reserve where deer roam freely. Walsall Council have listed</p>	<p>. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance</p>

		<p>proposed area adjacent to Albutts Road as 1 of 63 sites of Local Importance for Nature Conservation.</p> <p>Not an appropriate site due to limited access along Albutts Road. This will have a negative impact on the local infrastructure.</p> <p>The road is narrow. Is also used daily by farm vehicles, and local residents, along with refuse lorries and delivery vehicles.</p> <p>This site would have a detrimental impact on the peace and quiet of estate adjacent to the proposed site.</p> <p>Also noise pollution from the Toll Road should be taken into consideration.</p> <p>Apparently there could possibly be a more appropriate site – the former ‘Golf Course’ Lichfield Road Cannock – which appears to be a larger appropriate site.</p>	sets out clear standards for sites.
IOGT1-14	Heeley J	<p>I would like to strongly oppose the proposed notion to build a gypsy caravan site. This would be no benefit to the local area and be a further burden on local amenities. I.e. Police force, doctors and schools, crime. This would also affect the area in other respects, such as lowering the house prices in the area. I can see no benefit of this proposal whatsoever. I await a favourable response.</p>	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council’s adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-15	Hermanowicz E	<p>My concerns include: Existing road infrastructures.</p> <p>The council is unable to maintain the roads as it is, any new builds will increase vehicles in the area putting further pressure on the roads. As it stands there are massive potholes which have</p>	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council’s adopted Design Supplementary

		<p>caused damage to my vehicle and endanger cyclists. Increased traffic will only worsen this situation. Additionally, the roads are already unsafe for pedestrians to cross at peak times. Increased traffic during school runs will endanger children, particularly when parking is such an issue in the area at that time of the day. Current school placements.</p> <p>We only have two, small, schools which are already at maximum capacity. Increasing families in the area means that there will be increased volume at schools, or less chance of getting a place in our chosen school. The schools already have lower to middle Ofsted gradings so increasing volumes will be detrimental to our children's educational welfare.</p> <p>Lack of gp or NHS dentists.</p> <p>Increasing volumes of families will put added stress on the already full to capacity gps and dentists in the area. This will impact on the wellbeing of vulnerable residents as emergency, or rapid, appointments are already hard to obtain.</p> <p>Greenbelt for a reason</p> <p>Additionally, many of us moved to the area because of the high level of greenbelt. One proposed plot will mean that the view from my mom's lounge window will change from beautiful green fields to a potential housing site directly opposite. The impact of this is that her picturesque view - the reason she purchased the house- will be gone forever.</p> <p>Having been raised in large towns and cities I</p>	<p>Planning Guidance sets out clear standards for sites. Infrastructure needs are considered as part of the local plan process.</p>
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		the opinions and beliefs of five individuals. I look forward to your response.	
IOGT1-16	Holmes B	I strongly object to the proposal to develop a gypsy caravan site adjacent to Albutts Road. I note that it will be on the extreme edge of Cannock Chase District boundary limiting the nuisance to residents of Norton Canes at the expense of Brownhills West inhabitants.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-17	Mr and Mrs R Hurford (c/o Gareth Holland and Co. Ltd)	Object to proposal on following grounds: -Greenfield site within Green Belt which is inappropriate for development - Land is in agricultural use as grazing land -Site has no connections to main services- would need substantial land drainage system -Access is via a narrow road (already problems with refuse collection vehicles unable to use) -Road has no pavement or street lighting -Road used by pedestrians to access amenity area at Albutts Road- danger arising from increased vehicle movements -More appropriate location would be an extension of existing sites or a brownfield site with suitable access and services.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-18	Mr and Mrs S Hurford (c/o Gareth Holland and Co. Ltd)	Object to proposal on following grounds: -Greenfield site within Green Belt which is inappropriate for development - Land is in agricultural use as grazing land -Site has no connections to main services- would need substantial land drainage system -Access is via a narrow road (already problems with refuse collection vehicles unable to use)	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.

		<p>-Road has no pavement or street lighting</p> <p>-Road used by pedestrians to access amenity area at Albutts Road- danger arising from increased vehicle movements</p> <p>-More appropriate location would be an extension of existing sites or a brownfield site with suitable access and services.</p>	
IOGT1-19	R and C Jones	<p>Unclear why site being proposed as its classed as greenbelt; has very limited access; is currently being used as a children's play ground; borders onto the boundary of a quiet, crime free area. An area that is largely unoccupied during the day. Object to proposal that has a direct effect on our quality of life, noise, potential crime and a negative effect on my properties value. Concerned that opinion will not be heard as lie within Walsall District and that the scheme will go ahead because it's at the extremity of Cannock Chase District and as such it would limit the potential negative fallout.</p> <p>Key concerns are:</p> <ul style="list-style-type: none"> • No consultation has been made with local residents. • No details as to why this site • Why do we need a site at all? • The area has very restricted access, • Nearest services – fire, police etc in Walsall how will this work? • Do not want the site to be used for this purpose. 	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites. In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas</p>

IOGT1-20	Lees G & J	Object to the proposed permanent Travellers site in/adjacent to Albutts Rd, Brownhills. Concerned over property value and saleability including over the long term. Concerns over traffic including heavy goods vehicles, noise, health and safety, accidents, damage to road.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-21	Litherland J & Drinkwater H	Concerned not informed about proposals. Not acceptable for the proposal to go ahead- concerned about crime and anti-social behaviour arising.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites. Designing out crime is an integral part of this. In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas
IOGT1-22	Litherland N	Concerns about issues relating to crime, antisocial behaviour, litter, proximity to housing estate, use of the Green belt could it not be located on a factory site.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites. Designing out crime is an integral part of this.
IOGT1-23	Moore I	Strongly object, concerns about traffic, crime, antisocial behaviour, quality of life, value of	The detail of each site will be assessed for its suitability, taking into account the appropriate

		homes, alternative sites which have less impact on residents should be sought.	evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-24	Morgan L	Concern and objection re Green Belt Review, strongly opposed to land at Commonside/Albutts Rd being removed from Green belt. Government attached great importance to Green belt land, fundamental aim is to prevent urban sprawl by keeping land permanently open, essential characteristics of Green belts are their openness and their permanence and absence of buildings so built development would cause irreparable damage. Residents are extremely proud of their village and any potential use of the land threatens Local Plan 1 which wishes for the landscape to be protected, strengthened and enhanced. Current policies are in place to support the protection, conservation and enhancement of existing green infrastructure and to protect the landscape and local wildlife.	Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-25	Mr and Mrs Price	Object to the inclusion of the land in Commonside for a caravan site. Albutts Road, which is the only access to the site is already an overlong cul de sac and is thus already prone to traffic problems. The increase in traffic, particularly with the type of vehicles involved in this sort of development will obviously increase the possibility of accidents. This also impacts on the access required for emergency services. There is also the problem of drainage. The pumping station near the junction to Albutts Road and Hednesford Road is already over	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.

		loaded at times which is why a storage culvert was put in the field opposite 5 – 21 Albutts Road. Increase in use and in particular with the types of vehicles, would also be detrimental to the existing amenities and infra structure by virtue of noise and pollution.	
IOGT1-26	Sault C & N	<p>I would like to express my deepest concerns. The fact that you plan for the site access to be from Albutts Road which is in Walsall Borough gives concern and our local councillor will be contacted on this. But as a resident for 49 years, we only have one access point now due to the M6 Toll therefore there are some serious safety issues .</p> <p>The area has also already been neglected therefore building this sort of site in the area will only end up with the area becoming even more neglected and a trouble spot. Safety issues include...</p> <p>A) relating to the types of large vehicles that will be using this very narrow Road. Road traffic incidents, damage to park cars, damage to the road itself. There is no suitable infrastructure to support these types of vehicles.</p> <p>B) safety issues for those walking in Albutts Rd especially those who have young children who go to the local schools. A greater risk of traffic incidents on a narrow road.</p> <p>C) waste collection issues as they already have issues regarding waste management on previous sites.</p> <p>D) drainage issues. We already have issues with</p>	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.

		<p>the drainage system in Albutts Road that has to be clean regularly due to a ghastly smell and effluent build up, of which South Staffs Water and Severn Trent are aware of and work with us. This would only make the situation worse as the infrastructure cannot cope with what is currently built in the area. This will just make matters worse.</p> <p>E) security issues of our properties.</p> <p>On top of the above this area has already seen property prices fall due to the M6 toll and this site will no doubt have another impact on this area.</p>	
IOGT1-27	District Councillor J Preece (Norton Canes Ward)	<p>Site can only be accessed via Albutts Road, a small country land unsuitable for the type of traffic needed for a Gypsy, Traveller and Travelling ShowPeople site. Furthermore, as per the GTTS Site Option Selection Methodology Background Paper the site seems to be primarily for a relocation of users who already are settled in the local area. Do not believe this should justify the removal of Greenbelt status.</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p>
IOGT1-28	Mrs Reeves	<p>Upon hearing about the possibility of a gypsy site on Albutts road as myself and many others finding this a disturbing proposition. I have lived on Albutts road for many years and find this quiet alarming, the extra traffic up a small lane and the wonderful wildlife over from us to be disturbed would be awful. I propose my vote to stop this along with many other residents involved.</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.</p>

IOGT1-29	Townsend G	<p>My objections to site GT1 being used as a GTTS site are as follows:</p> <ol style="list-style-type: none"> 1. The access road is narrow and is not a through road. The only access to the site would be through a quiet residential street. This would result in increased noise levels and significant disturbance to the local community. 2. There is only one access route into the site. Government policy recommends more than once access route to increase the potential access points for emergency services. 3. The site access does not meet the minimum 5.5m width, as required by Government policy. 4. The proposed site is greenbelt, contravening local policy on greenbelt development. 5. Site GT1 is located directly on the border with Walsall, creating an additional burden on local services funded by Walsall Council and therefore Walsall residents, for example school places. 	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p>
IOGT1-30	Wale M	<p>I understand that there have been a range of consultations throughout the Cannock Chase area about the possible location of a permanent traveller/gypsy/ fairground people facility.</p> <p>The possible location on Commonsides is of particular interest to me as there are probably a dozen or so Cannock Chase residents who may be affected by it yet the hundreds of us who live in Walsall and in close proximity to the proposed site who would be very seriously affected by it</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites. In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take</p>

		<p>have received no information about these proposals whatsoever.</p> <p>Consultation was inadequate and should be improved.</p> <p>The Commons side site is wholly unsuitable for a number of reasons:</p> <p>The only access to the site would be via Albutts Road. This road already carries far more traffic than it was built for as the part of Albutts Lane that remains has to serve vehicles from the farm, the recycling business, Mayfields Drive, Blithfield Road and Albutts Road itself.</p> <p>When Mayfields Drive and Blithfield Road were built Albutts Road went as far as the Walsall Road (B4154). It was possible to access the rest of the road network in two places. Since the construction of the M6 Toll Road this is no longer possible. In fact, if the current road configuration had been in place at the time of when planning was sought for the construction of these houses it is quite unlikely that it would have been granted.</p> <p>Many residents of Albutts Road have nowhere to park other than on the road itself.</p> <p>Albutts Road is already subject to weight restrictions and carrying far more traffic than it was ever intended to. It simply cannot take more traffic especially of the utility vehicle /</p>	<p>forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas</p>
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		<p>commercial vehicle variety.</p> <p>I have worked with members of the Showman's Guild and their families for a significant part of my career in Education and I know how large their vehicles actually are. I can assure you that Albutts Road is wholly inadequate to carry this type of traffic.</p> <p>The land itself has very poor drainage and is subject to flooding.</p> <p>Perhaps in future, if you have any plans to do things that would seriously affect residents of neighbouring local authorities you would have the decency to involve them in the consultation process at the earliest possible opportunity.</p>	
IOGT1-31	Walsall MBC	<p>Lies next to the M6(Toll) so traffic noise is likely to be a concern, particularly for occupiers of caravans that have limited sound insulation properties. Only access to the site is along Albutts Road, which is a narrow residential street with limited visibility at the junction with Hednesford Road, particularly for vehicles towing caravans, and lorries. Walsall Council considered, and rejected, the possible allocation of a site on Albutts Road for these reasons (as well as the fact that it lay in the Green Belt).</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p>
IOGT1-32	Willis P	<p>I would like to strongly object to the proposed caravan site because it will significantly increase the traffic on an already busy narrow road, also the residents of Albutts road are mainly elderly people with limited mobility. It would also</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.</p>

		increase the amount of fly tipping along Albutts road which is already a significant problem I myself have to clear the land opposite my property at least 2 to 3 times a week. Concern about crime.	The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT1-33	Williams P	Object to proposal based on narrow access to the site.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.

Local Plan Part 2 Site Option GT2			
Rep ID No.	Respondent	Comment	Council Response
IOGT2-1	Canal and Rivers Trust	Within proximity of the Cannock Extension Canal which is designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The potential effect of any allocation on the SAC/SSSI must be carefully considered and should only proceed if it can be demonstrated it will either not adversely affect the SAC/SSSI or that adverse impacts can and will be adequately and appropriately mitigated.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The HRA for the Local Plan (Part 2) will assess potential impacts of site allocations likely to have an adverse effect upon designated sites. The results of the HRA will be incorporated into the SA.
IOGT2-2	St Modwen (RPS) re Watling St Business Park	Site GT2 is within St Modwen's land control and is adjacent to an existing GTTS site and would therefore provide a logical location for additional provision. Whilst St Modwen is willing to have further dialogue with the Council, the site is larger than would be suitable or available for an extension to the existing GTTS site.	Noted. Further discussions to be undertaken.
IOGT2-3	Walsall MBC	The site does not have a well defined boundary so there is potential for encroachment onto the open farmland in Walsall. Both the site itself and the land in Walsall appear to be amongst the best and most versatile agricultural land in the area. Given the size of the existing site at Lime Lane, further expansion would raise concerns about community cohesion. The access would appear to be poor unless substantial improvement works were carried out.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.

Local Plan Part 2 Site Option GT3- Former Golf Driving Range

Rep ID No.	Respondent	Comment	Council Response
IOGT3-1	Edwards D	<p>Re C116a / b & GT3. I strongly object to any building or sites around the areas identified above.</p> <p>In the first case this will remove any greenbelt land and associated bridleways in the immediate area for residents to enjoy. In addition the hedgerows and vista in that area will of course be spoiled.</p> <p>Chiefly however, we currently have a heavy traffic flow issue around this area stretching along this road down into Cannock. This will very soon be greatly compounded by the Mill Green Retail Outlet development at the West end of the same road of these proposed developments, which will generate additional heavy traffic 7 days per week..</p> <p>Taking this into account over and above the existing congestion in this area, to then add any, let alone the estimated 2,600 additional residential dwellings plus their vehicles, would cause great stress and inconvenience to local residents in addition to a likely gridlock issue and pollution of queuing vehicles. All of these factors could also potentially cause health issues to many local residents.</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p>
IOGT3-2	Environment Agency	<p><u>Active Permitted Sites:</u> site located on an active landfill. The potential noise, odour, physical (i.e. large cliff faces) and landfill gas impacts of this site should be considered in the allocation of this site for residential purposes. The risks associated</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p>

		<p>with landfill gas will depend on the controls in place. Older landfill sites may have poorer controls in place and the level of risk may be higher or uncertain due to a lack of historical records.</p> <p>The operator is required to monitor for sub-surface migration of landfill gas from the site. An examination of records of this monitoring show that there is no previous evidence of landfill gas migration from the site that could affect the proposed development.</p> <p>Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures.</p>	
IOGT3-3	Staffs County Council	Suggest other sites be considered for immediate G&T requirements as this site may need to be retained bearing in mind Greater Birmingham Housing Market Area shortfall (landowner of site).	Noted. The availability of the site will be taken into account as part of the site assessment process.
IOGT3-4	Staffs County Council	Potential issue regarding proximity of proposed allocation site to a designated heritage asset (opposite New Hall Farmhouse). In this case proposals should not impact upon the setting of this asset, however these could be addressed via planning process.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.

Local Plan Part 2 Site Option GT4			
Rep ID No.	Respondent	Comment	Council Response
IOGT4-1	Canal and Rivers Trust	Within proximity of the Cannock Extension Canal which is designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The potential effect of any allocation on the SAC/SSSI must be carefully considered and should only proceed if it can be demonstrated it will either not adversely affect the SAC/SSSI or that adverse impacts can and will be adequately and appropriately mitigated.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The HRA for the Local Plan (Part 2) will assess potential impacts of site allocations likely to have an adverse effect upon designated sites. The results of the HRA will be incorporated into the SA.
IOGT4-2	Walsall MBC	Traffic noise and poor air quality would be of concern.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.
IOGT4-3	Hermanowicz E	I have some concerns regarding the proposed sites in Norton Canes being made available for planning for new build housing and gypsy sites. My concerns include: Existing road infrastructures. The council is unable to maintain the roads as it is, any new builds will increase vehicles in the area putting further pressure on the roads. As it stands there are massive potholes which have caused damage to my vehicle and endanger cyclists. Increased traffic will only worsen this situation. Additionally, the roads are already unsafe for pedestrians to cross at peak times. Increased traffic during school runs will endanger children, particularly when parking is such an issue in the area at that time of the day. Current school placements.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received including infrastructure considerations. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.

		<p>We only have two, small, schools which are already at maximum capacity. Increasing families in the area means that there will be increased volume at schools, or less chance of getting a place in our chosen school. The schools already have lower to middle Ofsted gradings so increasing volumes will be detrimental to our children's educational welfare.</p> <p>Lack of gp or NHS dentists.</p> <p>Increasing volumes of families will put added stress on the already full to capacity gps and dentists in the area. This will impact on the wellbeing of vulnerable residents as emergency, or rapid, appointments are already hard to obtain.</p> <p>Greenbelt for a reason</p> <p>Additionally, many of us moved to the area because of the high level of greenbelt. One proposed plot will mean that the view from my mom's lounge window will change from beautiful green fields to a potential housing site directly opposite. The impact of this is that her picturesque view - the reason she purchased the house- will be gone forever.</p> <p>Having been raised in large towns and cities I chose to move here so I could raise my children in a community which still maintains a village atmosphere, increasing the volume of households will start to eradicate the village feel of our community and will change my children's upbringing.</p> <p>Norton canes is a massively greenbelt area and the impact of that is that our gardens are filled</p>	
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		<p>with birds and small wild animals. Just one minute walk from house there is a field full of horses, surrounded by blackcurrant bushes - this is one reason I chose to live in a greenbelt area. Building will mean that the birds and animals in the area will have their natural habitats destroyed, meaning that they will either leave the area, die of starvation as food sources are killed off, or wander in new urban areas which are a danger to them.</p> <p>There have been massive increases of new builds just down the road in Burntwood and this has resulted in the displacement of several wild deer. I now regularly see pictures on facebook of deer wandering round next to the fencing of new build sites. They are lost, they are homeless and that is something that we, the people of Norton Canes, do not want.</p> <p>I am writing to strongly oppose plans to use greenbelt areas for planning of new builds or gypsy sites, particularly those in the vicinity of Butts Close and Kingswood Drive for the aforementioned reasons. I am also writing on behalf of myself, my mother, my husband and my two children. This email should be taken as the opinions and beliefs of five individuals.</p> <p>I look forward to your response.</p>	
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Local Plan Part 2 Site Option GT5			
Rep ID No.	Respondent	Comment	Council Response
IOGT5-1	Canal and Rivers Trust	Adjacent to the Cannock Extension Canal which is designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The potential effect of any allocation on the SAC/SSSI must be carefully considered and should only proceed if it can be demonstrated it will either not adversely affect the SAC/SSSI or that adverse impacts can and will be adequately and appropriately mitigated. If this site is allocated, suitable landscape planting should be included to minimise the visual impact on the setting of the canal.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The HRA for the Local Plan (Part 2) will assess potential impacts of site allocations likely to have an adverse effect upon designated sites. The results of the HRA will be incorporated into the SA.
IOGT5-2	Hermanowicz E	I have some concerns regarding the proposed sites in Norton Canes being made available for planning for new build housing and gypsy sites. My concerns include: Existing road infrastructures. The council is unable to maintain the roads as it is, any new builds will increase vehicles in the area putting further pressure on the roads. As it stands there are massive potholes which have caused damage to my vehicle and endanger cyclists. Increased traffic will only worsen this situation. Additionally, the roads are already unsafe for pedestrians to cross at peak times. Increased traffic during school runs will endanger children, particularly when parking is such an issue in the area at that time of the day. Current school placements. We only have two, small, schools which are	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received including infrastructure issues.

		<p>already at maximum capacity. Increasing families in the area means that there will be increased volume at schools, or less chance of getting a place in our chosen school. The schools already have lower to middle Ofsted gradings so increasing volumes will be detrimental to our children's educational welfare.</p> <p>Lack of gp or NHS dentists.</p> <p>Increasing volumes of families will put added stress on the already full to capacity gps and dentists in the area. This will impact on the wellbeing of vulnerable residents as emergency, or rapid, appointments are already hard to obtain.</p> <p>Greenbelt for a reason</p> <p>Additionally, many of us moved to the area because of the high level of greenbelt. One proposed plot will mean that the view from my mom's lounge window will change from beautiful green fields to a potential housing site directly opposite. The impact of this is that her picturesque view - the reason she purchased the house- will be gone forever.</p> <p>Having been raised in large towns and cities I chose to move here so I could raise my children in a community which still maintains a village atmosphere, increasing the volume of households will start to eradicate the village feel of our community and will change my children's upbringing.</p> <p>Norton canes is a massively greenbelt area and the impact of that is that our gardens are filled with birds and small wild animals. Just one</p>	
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		<p>minute walk from house there is a field full of horses, surrounded by blackcurrant bushes - this is one reason I chose to live in a greenbelt area. Building will mean that the birds and animals in the area will have their natural habitats destroyed, meaning that they will either leave the area, die of starvation as food sources are killed off, or wander in new urban areas which are a danger to them.</p> <p>There have been massive increases of new builds just down the road in Burntwood and this has resulted in the displacement of several wild deer. I now regularly see pictures on facebook of deer wandering round next to the fencing of new build sites. They are lost, they are homeless and that is something that we, the people of Norton Canes, do not want.</p> <p>I am writing to strongly oppose plans to use greenbelt areas for planning of new builds or gypsy sites, particularly those in the vicinity of Butts Close and Kingswood Drive for the aforementioned reasons. I am also writing on behalf of myself, my mother, my husband and my two children. This email should be taken as the opinions and beliefs of five individuals. I look forward to your response.</p>	
IOGT5-3	Inland Waterways Association	<p>Adjacent to Cannock Extension Canal which is a historic waterway and a valuable amenity and recreational corridor. Also designated as a SSSI and SAC. Built development would require an appropriate assessment.</p> <p>Would be inappropriate development in the</p>	<p>The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The accompanying Habitats Regulations Assessment will address concerns in relation to sites in proximity to SACs and this will be fed into the assessment work. Gypsy, Traveller and Travelling</p>

		Green Belt. It would not be considered suitable as a conventional housing site for that reason and also because of its unsustainable isolated location and probable access issues from the A5. Most gypsy and traveller sites now include built development of 'day rooms' with bathroom and kitchen facilities, with an impact on the 'openness' of the Green Belt. Whilst screen planting would help limit the visual impact of a traveller site, this would only emphasise the loss of the pleasant rural outlook for the residential boaters who would also be concerned at the effects of possible anti-social activity.	Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.
IOGT5-4	St Modwen (RPS) re Watling St Business Park	RPS, on behalf of St Modwen Developments object to the potential allocation of site GT5 for GTTS use. This site is adjacent to the existing Business Park on Watling Street and would be bound by the proposed extension to Business Park. It is clear that the potential designation of this site for GTTS use would be incompatible with the commercial use existing and proposed at the Business Park as it would introduce a sensitive residential use adjacent to an established commercial area.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.
IOGT5-5	Walsall MBC	Traffic noise and poor air quality would be of concern.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.
IOGT5-6	Staffs County Council	Potential impact on Cannock Extension Canal SAC. Bespoke HRA required before this site is allocated.	Noted and for further consideration as work on the plan progresses. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The HRA for the Local Plan (Part 2) will assess

			potential impacts of site allocations likely to have an adverse effect upon designated sites. The results of the HRA will be incorporated into the SA.
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Local Plan Part 2 Site Option GT6			
Rep ID No.	Respondent	Comment	Council Response
IOGT6-1	Davis G	Site has not been used once in the 5 years it's been there so why extend it. No need for the site.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.
IOGT6-2	Houldcroft J	Site reference GT6 falls outside of the area search for Gypsies, travellers and travelling showpeople as set out in Local Plan Part 1 (page 50) figure 4.3. It is not within the A5 corridor search window and should not be considered as an option.	Noted although background paper provides justification for why this option was put forward for consideration and further feedback now requires the area of search to be widened to help meet the requirement.
IOGT6-3	Johnson J	<p>The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</p> <p>Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</p> <ul style="list-style-type: none"> The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. <p>The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic</p>	<p>Gypsy, Traveller and Travelling Showpeople needs have to be considered in line with the requirements set out in local Plan Part 1. The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received. The Council's adopted Design Supplementary Planning Guidance sets out clear standards for sites.</p> <p>In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas</p>

		<p>passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.</p> <ul style="list-style-type: none"> • The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. • The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development. • The development at Court Bank would not make use of previously developed land and buildings. • There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk. • One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which 	
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		<p>is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”</p> <ul style="list-style-type: none"> • Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information: “The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been 	
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		<p>constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun's Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity." Court Bank Livery Stables website states "In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper." This development would not only</p>	
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		affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.	
I0GT6-4	Williams I & C	Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor's surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service.	The detail of each site will be assessed for its suitability, taking into account the appropriate evidence and comments received.