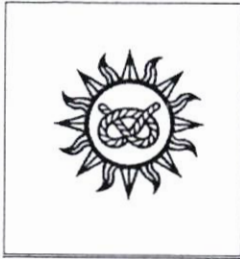




28 MAY 2024

RECEIVED



LAND OFF CHICKRYBROOK  
PENKRDGE

Local Plan  
Publication Stage  
Representation Form

Ref:  
005  
(For  
official  
use only)

Name of the Local Plan to which this representation relates:

South Staffordshire Council  
Local Plan 2023 - 2041

Please return to South Staffordshire Council by 12 noon Friday 31 May 2024

This form has two parts -  
Part A - Personal Details: need only be completed once.  
Part B - Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details\*

2. Agent's Details (if applicable)

\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.

Title	MR	
First Name	ANDREW	
Last Name	ADAMS	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		



Part B – Please use a separate sheet for each representation

Name or Organisation: \_\_\_\_\_

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is :

(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

5. Please give details of why you consider the 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 Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

SOUTH STAFFORDSHIRE COUNCIL HAS A "DUTY OF CARE" WHICH IT AFFORDS TO ITS COMMUNITY & TO ALLOW THIS DEVELOPMENT WILL BE AN ABDICATION OF THAT DUTY. IT WILL PLACE FUTURE RESIDENTS IN DANGER OF NUMEROUS HAZARDS FROM FUMES, NOISE & POLLUTION

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 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 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.

REMOVE SITE 005 LAND OFF CHURCH BLOOR FROM THE PLAN -



PLEASE REFER TO THE ATTACHED SHEET WHICH  
COVERS OUR REASONS FOR FINDING THIS  
ELEMENT OF THE LOCAL PLAN (UNSOULN)

(Continue on a separate sheet /expand box 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 he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in 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.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be 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.*

**Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However, your contact details will not be published.**

### **Data Protection**

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at [Data Protection \(Strategic Planning\) | South Staffordshire District Council \(sstaffs.gov.uk\)](#)

Please return the form via email to [localplans@sstaffs.gov.uk](mailto:localplans@sstaffs.gov.uk) or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX

South Staffordshire Council  
Local Plan Regulation 19 April 2024  
Representation Form

I write with regard to the above local plan and specifically site reference 005 in that plan. This relates to land off Cherrybrook Estate, Penkridge, Staffordshire.

I am writing on behalf of 12 residents who have asked me to submit their views regarding this section of the local plan.

The land off Cherrybrook ref 005, abuts the M6 motorway for the total length of the site.

Currently the M6 motorway is carrying 117,000 Lorries Vans Coaches and cars each and every day.

In simple maths -  $117,000 \times 350$  days a year equates to nearly 41 million vehicles per year. I am aware that the M6 is open for 365 days a year but to give balance I have erred on the lower side of what is still a significant number in its own right. This particular stretch of the Motorway is also prone to accidents. Recently there have been three accidents resulting in stationary traffic for long periods of time. This compounds the noxious fumes and carbon particulates that residents much further from the Motorway are experiencing.

In 1966 when Cherybrook estate was built, land at the rear ref 005 in the plan, was moved from green belt land to safeguarded land. At this time the M6 motorway was in its infancy.

Hindsight is a wonderful thing but this land should have been retained as green belt, for the reasons set out in this letter which were not obvious at the time. In fact, who could have foreseen such exponential increases in the volumes of traffic?

The inspector at the time of the decision commented in his report section 12.247 that the potential was for 61 houses but 81 have been included in the Local Plan. He furthermore commented in 12.249 of his report that in the event that the M6 was widened that there should be a further reduction in that number. A simple calculation would have been 25% wider Motorway, a 25% reduction in the number of houses to circa 44 houses. A reduction was recommended not an increase.



The building of houses in such close proximity to the M6, less than 200m, will I believe, result in Mental Health issues relating to the constant noise from an ever increasingly busy motorway and Physical Health issues such as bronchial and respiratory issues, lung disease and Asthma from air pollution. Penkridge already has a higher than the national average of residents suffering with these medical complaints.

The site is wedged in between green belt land to the East and Conservation area to the North. It is just under three miles as the crow flies from Cannock Chase ANOB and SAC.

This area is afforded significant protection and yet land off Cherrybrook is not afforded the same protection.

The original decision was made many years ago and in the light of the significant changes to the M6 traffic volumes now experienced, so close to this potential development land it does not appear that this land is suitable for residential development on this scale in such close proximity to the motorway.

We believe that this particular element of the local plan to be unsound and call for you as the inspector to remove this from the South Staffordshire Local Plan 2024.

