

Heath Hayes & Wimblebury Parish Council

Planning Committee Meeting

Wednesday, 3rd September 2025 at 5.30pm
Hayes Green Community Centre, WS12 3XP

Present: Cllr D Cecil, V Davies, Harborow & P Hewitt.

In Attendance: Mrs L Bowman
Parish Clerk

Members of the Public: 1

1. Apologies

Apology received from Cllr B Whorton.

2. Public Participation

A local resident addressed the Council and would like to object to the planning application to be discussed at the meeting. They had concerns regarding the harm to green belt and policy breach, ecological and landscape impact on local species, contaminated land and water risk on previous land fill site and wetland corridor. Infrastructure and procedural weaknesses.

3. Council to consider its comments to the following planning application.

Application Number	Date	Location	Description
CH/25/0248	09/08/2025	Land East of Wimblebury Road Heath Hayes Cannock WS12 2EW	Outline Application: Proposed development for up to 435 residential dwellings (Use Class C3) with ancillary amenity areas, landscaping, parking, drainage basins and other associated infrastructure including the Wimblebury Road Relief Road, all matters reserved except for detailed vehicular accesses onto Wimblebury Road and Cannock Road

Resolved: Heath Hayes and Wimblebury Parish Council object in full to the development CH/25/0248 Land East of Wimblebury Road Heath Hayes Cannock WS12 2EW

Proposed: Cllr V Davies

Seconded: Cllr C Harborow

Objection had been made for the following reasons:

Infrastructure Strain:

A large influx of residents may overwhelm local infrastructure, including roads, public transportation. We are aware of the relief road that will try and limit the issues, but substantial extra traffic will be approaching Five Ways Island, and this junction is already under considerable strain. Wimblebury Road is highly populated with limited on street parking and a junior school, we have real concerns about safety and traffic flow.

Environmental Impact:

Development could lead to habitat destruction, increased pollution, and loss of green spaces, adversely affecting local wildlife and ecosystems. Has there been a check on ground water contamination as the site was previously a land fill area and close proximity to key aquifer.

No groundwater contamination risk assessment is provided. This omission violates

- Policy EN1 (environmental protection)
- SH2 (Infrastructure and drainage strategy) the drainage strategy fails to account for the site's role in natural flood storage and ecological wetland recovery.

Community Character:

Such a large development may disrupt the existing character and culture of the community, leading to a loss of local identity and community cohesion, this is especial the case in a small village such as Wimblebury.

Resource Management:

A significant increase in housing can strain essential resources like water supply and waste management systems, creating challenges for sustainability, has this all been allowed for, the edge of Cannock Chase is delicate and contains valuable plants and fauna. We are seeing the issues with over development elsewhere with our rivers being polluted.

Impact on Education.

We are concerned that senior schools in the area will be put under strain that will affect all pupils, currently we have a Norton Canes school that is full and many pupils at senior level not getting their choice of school.

4. Items for Future Agenda**5. Date of next meeting – to be confirmed.**

Signed:

Dated:.....