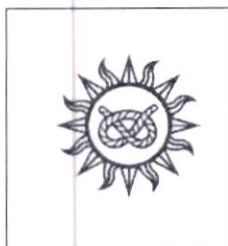




SOUTH STAFFORDSHIRE DISTRICT COUNCIL

27 DEC 2022



Local Plan  
Publication Stage  
Representation Form

Ref:  
  
(For official use only)

Name of the Local Plan to which this representation relates:

South Staffordshire Council  
Local Plan 2018 - 2039

Please return to South Staffordshire Council BY 12 noon Friday 23 December 2022

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	n/a
First Name	BRIAN	
Last Name	WYATT	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4		
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
[REDACTED]	[REDACTED] uk	



(where relevant)

**Part B – Please use a separate sheet for each representation Wyatt B 3**

Name or Organisation:

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

Paragraph h	11.1, 11.4, 11.11	Policy	Policy EC8, EC9, EC 11, EC12	Policies Map	036c
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4. Do you consider the Local Plan is :

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

The plan fails to reflect the 'Site Requirements' in its own Appendix C sub set 'Urban Extensions to Neighbouring Towns and Cities: South of Stafford' (page 22 of the Plan):

'Any relevant policy requirements including affordable housing, open space, education, health, sports and recreation, energy efficiency, climate change mitigation, flood risk mitigation, highways, sustainable transport, housing mix and green infrastructure, delivered in line with the relevant development plan policy standards.'

The proposed development is remote from any education, health, sports and recreation facilities. What is more, the nearest such facilities are not within the boundaries of SSDC but are in Stafford Borough Council. It is therefore not within the capability, or the intention, of SSDC to make or ensure the provisions that are declared as 'requirements'

In respect of highways, if the new residents will use public transport the only viable routes from the development are into Stafford. Here the transport use into town is already excessive with extensive delays at peak times, including for business and schools. Further, it is understood that SBC's representations are, in part, due to their lack of resource in respect of the 'requirements' above.





If the new residents will be travelling, as many are likely to do, for work, schools or others reasons, towards the M6 at Junction 13, or the facilities in Dunston, Penkridge and beyond, their access will be along the nearby Acton Hill Road into Acton Trussell. This narrow lane with poor sight lines is already over-burdened with vehicular traffic, including farm vehicles and private and commercial vehicles. It is not safe for cyclists.

SSDC has not met any of its obligations in respect of site 36c in respect of EC11.

Once in Acton Trussell, a village already affected by 'rat run' traffic from Stafford to the M6 (avoiding the congested traffic on the A449 through and south of Stafford)

It is evident that in bringing this land at 036c into the Plan, at short notice, SSDC have studiously generated an appearance of Consultation with SBC and the residents of Acton Trussell who will all be adversely affected by this development, when in reality the Consultation has been a rushed, single direction presentation of what SSDC has decided to do. It is evident that the Plan does not comply with its own requirement in respect of provisions for education, health, sports and recreation by SSDC and that SBC does not consider that they can provide additional facilities, over and above those required for their own substantial housing build presently completed, in construction and planned.

Importantly, with the exception of meeting the now rescinded Central Government requirement target of housing provision for the Black Country housing demands, there is no requirement for houses on this development site.

- a) The site is as remote as it possibly could be from the Black Country
- b) The site is contiguous with Stafford Borough which, in its current Plan, is building >7000 houses, many on brownfield sites, including a large development about to commence within 2km of the 036c site just north of the Queens Shopping park, on the old GEC Stafford site

There is no need to consume this valuable farming land and biodiversity link at this location.

**The location of the proposed development is considered not legally compliant, sound or compliant with the Duty of Cooperate' due to:**

- 1. Inadequate provisions within SBC of education, health, sports and recreation and the inability and lack of intent for SSDC to remedy these**
- 2. Lack of effective Consultation with those who will be most affected, notably SBC and residents or the Parish Council of Acton Trussell and Teddesley Hay. I have other representations on an additional sheet in respect of the Consultation process**
- 3. The Developer, Gladman, has made at least 2 previous applications to build on this land. The most recent was for a larger development including the present 036c and the adjacent 036d. Even earlier the same developer submitted an application for most of the land between 036c and Acton Trussell. If this present 036c development is permitted the community has no confidence that SSDC will prevent further extensions that will effectively link Acton Trussell with Wildwood/Stafford contrary to Strategic Objectives 4, 5, and 9 along with Policy HC17**

I have other representations on additional sheets



(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 cooperate 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.

**To reduce the number of proposed new houses in the Plan and, specifically to delete the land shown on Policies map 036c from the Plan.**

I have other representations in respect of how the selection of the land on 036c has been improperly selected for development on additional sheets

(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:

**To enable the Inspector to be appraised of all of the issues that render the proposed site at 036c unsuitable for development.**

*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 <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>

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



