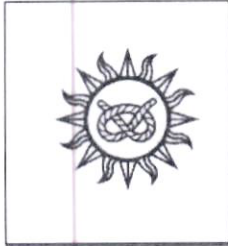




B4

22 DEC 2022

RECEIVED



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.

Form with fields for Title (MR), First Name (BRIAN), Last Name (WYATT), Job Title, Organisation, Address Line 1-4, Post Code, Telephone Number, and E-mail Address. Includes a second column for Agent's Details with 'n/a' in the first row.



(where relevant)

Part B – Please use a separate sheet for each representation Wyatt B 4

Name or Organisation:

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

Paragraph
h

1.12, 1.6.

Policy

Requirement
for
Consultation

Policies Map

036c

4. Do you consider the Local Plan is :

(1) Legally compliant

Yes

[Empty box]
[Empty box]
[Empty box]

No

[Checked box]

(2) Sound

Yes

No

[Checked box]

(3) Complies with the
Duty to co-operate

Yes

[Empty box]

No

[Checked box]

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.



This Publication Plan (Regulation 19 consultation) is Dated November 2022. The first intimation and thus the start of the Consultation was by way of the 'Residents' News Round-Up' 288 issued 0906 Hrs Friday 11 November 2022.

Issue 288

November 11th, 2022



It is evident from this notification that the Plan had been approved by SSDC Members the previous Tuesday, 8 November:

Council and district news

Local Plan Review

Members approved the next stage of the review of the Local Plan for public consultation at Full Council on Tuesday, November 8th.

The Publication Plan, also known as a pre-submission plan, contains sites for housing, employment, gypsy and traveller pitches, and policies to determine planning applications.

This is the final stage of consultation before the plan is submitted to the Government and an independent planning inspector is appointed to carry out a public examination into whether it is sound and legally compliant.

The consultation runs for six weeks from Friday, November 11th, until midday on Friday, December 23rd.

There are five in-person events planned, where officers will be available by appointment to discuss the plan and next steps.

- The first is being held at the Haling Dene Centre in Penkridge on Monday (Nov 14) between 10.30am and 7pm. To make an appointment, please call 01902 696423 to book a slot.





Note that the first Consultation meeting was (obviously pre-planned, but not pre-publicised) to be 1030 to 1900 Hrs on Monday 14 November in Penkridge. This was the one and only 'in person event' applicable to those residents in the North of the District, so called Locality 1, including the area of 036c. In working hour terms, this was some 9 ½ Hours notice.

This notification in the News Round Up is not received by all SSDC residents, only those sufficiently interested or IT literate to fight their way into the SSDC web site (I am happy to acknowledge that SSDC are excellent in providing links when called or e-mailed, but I assume most residents just lose patience and give up).

Presumably the notification was also posted on the web site, in case any resident happened to find where it was; perhaps more realistically to be able to declare to the Inspectorate that 'Consultation' had started.

It is understood that some Residents who has signed up for written notification of the Consultation received their notification by Royal Mail on Tuesday 15 November, after the Penkridge meeting.

Realistically, this cannot be construed as a fair and proper interpretation of the commencement of Consultation as is required in law.

The Consultation runs until 1200 Hrs Friday 23 December; this is 6 weeks and a few hours after the notification was sent of the start of Consultation, to only a small proportion of Residents.

No notification was sent to Parish Councils.

The period chosen for Consultation is one of the busiest in the year for many residents undertaken planning, shopping and travelling for Christmas. It could be considered inappropriate to select this time for the Consultation.

The subsequent Locality 1 online session details were available on the SSDC web site thus:

Locality Online Q&A Sessions - open to all

- Locality 5 - Wednesday, November 23rd
- Locality 4 - Wednesday, November 30th
- Locality 3 - Thursday, December 1st
- Locality 2 - Tuesday, December 6th
- Locality 1 - Wednesday, December 14th

No times were given and if you were to log on before 14 December there were no times.

I managed to overcome these obstacles and I logged on to a Teams meeting (I am very familiar with Teams, I use it most days in my business) and we were told that 'the meeting could not be recorded for GDPR reasons' and that the only way to submit a question was in the 'chat function'.

The format of this meeting cannot be described as 'Consultation': Oxford Dictionary 'the act of discussing something with somebody or with a group of people



before making a decision about it'. **There could be no discussion and there was no pretence that anything posted in the chat would alter anything in the Plan.**

What we received from the presenting staff was a very competent, polished and obviously well practiced series of ppt presentations.

As there was no verbal participation from the public there can have been no GDPR restriction on recording the meeting and making it more widely available to Residents.

Being familiar with Teams and the use of Chat, I posted almost all of the questions posted. They were answered politely and well, but not as a demonstration of consultation, but clearly in the manner of 'this is our Plan and it goes forward like this to the Inspectorate, like it or not'.

The questions ran out an hour before the meeting was planned to close.

One question was on the impact of the 6 December statement by the Secretary of State for Levelling UP, Housing and Communities and Minister for Intergovernmental Relations, Statement UIN HCWS415.

As stated in my representation BSW Part B1 this states:

'Where authorities are well-advanced in producing a new plan, but the constraints which I have outlined mean that the amount of land to be released needs to be reassessed, I will give those places a two year period to revise their plan against the changes we propose and to get it adopted. And while they are doing this, we will also make sure that these places are less at risk from speculative development, by reducing the amount of land which they need to show is available on a rolling basis (from the current ve years to four).'

The response was 'No, we will not delay and reassess the Plan'.

It should be noted that the planned development at 036c was not included for development in any of the previously published documents listed in the 'Plan Making Process' in Table 1 of the Plan. It was identified as 'Land suggested as possible for 'Large Urban Extension', but not selected for use. It is debatable if the nature of this site as established and productive Pasture and Arable land should be described as possible for 'Large Urban Extension'. However, the first that the Locality 1 communities and the adjacent communities in Stafford Borough, knew of this was 11 November 2022.

My representation is that the Consultation has been unfairly and intentional planned to restrict and limit the numbers of Residents who would know of it and to restrict their ability to participate in it effectively.

The timing of the Locality 1 'in person events' was clearly chosen to minimise attendance, with effectively less than 1 working day's notice.

It is notable that, in comparison, the adjacent Stafford Borough Council announced their Consultation on their Stafford Borough Local Plan 2020-2040 at or before 24 October, with the first meetings a reasonable 10 days after the start of the process.

Unlike SSDC their first meeting was virtual and appears to cover the whole of the SBC area. It was also recorded on You Tube and published a Questions and Answers Paper. It is evident that SBC overcame any real or imagined GDPR issues, unlike SSDC.



South Staffordshire Council

The consultation ran from Monday 24 October 2022 until 12 noon on Monday 12 December 2022.

As part of the consultation, the Council are running an online event and a number of drop-in exhibitions across the Borough for all interested parties (eg Parish Councillors, residents, local business people) to attend in order to discuss the Local Plan and to ask questions. These are detailed below

- Wednesday 9 November 2022 - 7.30pm-8.30pm - online consultation event
- Thursday 10 November 2022 - 4pm-8pm - Jubilee Room, Eccleshall Community Centre
- Monday 14 November 2022 - 4pm-8pm - Grosvenor Centre, Gnosall
- Tuesday 15 November 2022 - 4pm-8pm - Westbridge Room, Christchurch, Stone
- Saturday 19 November 2022 - 11am-3.45pm - Stafford, Central Library

[Recording of the online consultation event \(YouTube\)](#) held on 9 November 2022.

Answers to questions submitted during the event are available in the [Question and Answer Paper](#)

So not only was the SBC Consultation evidently more open than that managed by SSDC, it was completed before the peak of the Christmas planning activities of its residents.

1. **It is evident that, although SSDC have clearly 'gone through the motions', and likely met their precise obligations in respect of Consultation, the process has not been one that any reasonable person would describe as open or managed to facilitate the maximum participation.**
2. **In view of the Secretary of State for Levelling UP, Housing and Communities and Minister for Intergovernmental Relations, Statement UIN HCWS415, SSDC should not submit this Plan. It should be revised and a subsequent, more open, Consultation should take place.**

I acknowledge that SSDC staff have evidently worked hard over months to prepare this Plan. Whilst respecting this effort and the evident skills employed, it appears that they have been excessively focussed on how to meet the Central Government target numbers, now rescinded, and getting this over the line in 2022. It would appear that this has established a blinkered, 'we know best' and 'we cannot be delayed, to give us time to think' attitude. This is not what I have seen in the past from SSDC and I hope that their excellent staff and Councillors will reconsider.

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 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.

SSDC should not submit this Plan. It should be revised and a subsequent, more open, Consultation should take place.

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.



South Staffordshire Council

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 or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX