



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 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	ALDERMAN	
First Name	LEONARD	
Last Name	BATES	
Job Title (where relevant)	/	
Organisation (where relevant)	/	
Address Line 1	[REDACTED]	
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number	[REDACTED]	
E-mail Address (where relevant)	[REDACTED]	



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 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.

SEE SEPARATE SHEET

(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.



SEE SEPARATE SHEET.

(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:

SEE SEPARATE SHEET.



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

SSDC LOCAL PLAN

Publication Stage Representation Stage.

Part A.

Title: Alderman. First Name: Leonard. Last Name: Bates.

Address: [REDACTED]

Post Code: [REDACTED] Tele No: [REDACTED]

E-Mail: [REDACTED]

3. Publication Plan Regulation 19 consultation.

Paragraph Pages 331 & 235. 4. Legally Compliant – No.

Sound – No. Sound – No. Complies with the duty to co-operate – No.

5. I consider the local plan is not legally compliant as the major consideration relates to Open Countryside. In the SSDC Core Strategy Development Plan, 2012 the site at Land West of Cannock Road and South of Hazelstrine Land, Stafford, Staffordshire was designated as Open Countryside and in accordance with Policy OC1 it should not be used as development of any kind. The Policy states: "the Open Countryside is to be protected for its own sake, particularly for its landscapes, areas of ecological, historic, agricultural and recreational value". Para 6.28 of the Strategy explains: The importance attached to Open Countryside is recognised in Strategic Objectives 1 & 2 and is a general principle that underpins the Local Plan." Strategic Objective 1 states: To protect and maintain the Open Countryside in order to sustain the character of South Staffordshire." Strategic Objective 2 states: To retain and reinforce the current pattern across South Staffordshire and in particular protect and retain the between important gaps, between existing settlements in order to prevent coalescence of settlements." It should be noted that this is most important in respect of the very large Wildwood Estate which is adjacent to the

proposed site. Objective 3 states: "To protect South Staffordshire's environmental assets". It should be noted that currently the site is very good agricultural land. Objective 4 states: "To protect, conserve and enhance the countryside, character and quality of the landscape and diversity of wildlife habitats." The comments of the Campaign to Protect Rural England are particularly pertinent. The report states: CPRE has supported the District Council in the preparation of its Core Strategy, which has made adequate provision for substantial levels of new housing throughout the District. The Local Plan Inspector thoroughly endorsed the strategy and the Council is progressing proposals for specific sites within the plan's overall strategy. The current proposal does not accord with the statutory development plan and we see no justification for allowing this application for the development of this green field site on NPPF housing land supply or other reasons.

6. My considered opinion to make the Local Plan legally compliant and sound. The Local Plan distribution has been revised recently by SSDC in respect of sites in the South of the District. The Penkridge Ward has allocated a 17.8% of housing in the Local Plan. In recent years 500 dwellings have been built. With the exception of Codsall/Bilbrook at 16.8% all the southern constituencies are lower than 10% with a significant reduction allowed in Wombourne at a recent Council Meeting. In addition to the Local Plan there are other major considerations which include the impact on the town of Stafford, the impact on Local Schools, the impact on

primary medical services, the impact on Local Roads, impact on supply of prime Agricultural Land, the impact on the protection of Open Countryside and the environment of South Staffordshire and Wild Life.

7. I do consider that it is important for me to participate in examination hearing sessions.

8. My reasons for wishing to participate in the hearing sessions are as follows. The initial outline Planning Application for the erection of up to 155 dwellings and 55 apartments with care was due to go to the SSDC Planning Committee on 19th December, 2017. The consultation responses were as follows:

Councillor Leonard Bates. B.E.M. Penkridge North East & Acton Trussell Ward Councillor, who called the Application in on 7th June, 2017.

Acton Trussell, Bednall & Teddesley Hay Parish Council.

Jeremy Lefroy, MP for Stafford Constituency.

All of responses explained why the proposal should not be allowed to go ahead.

Gladman withdrew the application shortly before the meeting.

I trust that I have provided the necessary information for the applicant to be refused the development of 81 dwellings at Land West of Cannock Road and South of Hazelstine Lane, Stafford, Staffordshire.

L.A.B.

03/05/24.