

	<p>Local Plan Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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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 B – Please use a separate sheet for each representation

Name or Organisation: Glyn & Mary Clewley

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

Paragraph	Urban Extensions to Neighbouring Towns Page 235/6	Policy		Policies Map	036c
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4. Do you consider the Local Plan is :

(1) Legally compliant	Yes			No	x
(2) Sound	Yes			No	x
(3) Complies with the Duty to co-operate	Yes			No	

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.

SSDC Plan. Urban Extensions to Neighbouring Towns

Proposed access/active travel measures. Provide vehicular and pedestrian access via Cannock Road (A34) and deliver additional pedestrian and cycling links through to the existing Wildwood housing area.

(1) Legal compliance (assuming the plan is legally obliged to observe the National Planning Policy Framework)

NPPF. 9. Promoting sustainable transport

Paragraphs 108 to 117

108. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- (a) the potential impacts of development on transport networks can be addressed;
- (d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains;

The plan refers to site access via A34, but makes no reference to consequential traffic movements, particularly access to/from M6 J13, which would significantly increase traffic on Acton Hill Road, Cook's Bank and Mill Lane. There is no suggestion that the environmental impacts and adverse effects could be mitigated.

(2) Sound

SSDC Plan. Housing Growth in Locality 1 – pages 33/34

Southern Edge of Stafford (A34 corridor)

5.28 This location will not be a focus for larger-scale housing growth. This recognises the sensitive landscape and potential highways concerns that larger scale growth in this location could cause, as well as the lack of unmet housing needs in Stafford and the location's remoteness from areas where unmet needs are generated. Instead, a smaller scale extension to the adjacent town of Stafford will be delivered in this area, which will ensure the sustainable delivery of non-Green Belt housing land in the district.

This paragraph lacks credibility as the initial scheme 036c of 81 dwellings will, in itself,

- **Be detrimental to the 'sensitive landscape',**
- **create highway concerns through Acton Trussell to access M6 J13,**
- **is unnecessary as there is no unmet housing need in Stafford.**

However, the 'thin end of the wedge' principle suggests that 'This location will not be a focus for larger-scale housing growth' will be disregarded in a future plan, as the developer seeks to expand with scheme 036a and build c2800 more dwellings.

Consequently, the plan is not sound.

(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.

The plan should be denied as it will be detrimental, create highway issues, and is unnecessary.



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