



29 MAY 2024

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 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	MR.	
First Name	DAVID	
Last Name	HINDE	
Job Title (where relevant)	N/A	
Organisation (where relevant)	N/A	
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3		
Line 4		
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address (where relevant)		



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 1 OF 2

(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 2 of 2

(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:

N/A

Duty to Cooperate

This piece of land and the field it forms part of (Policy Map 036C) has been subject to speculative development by a major builder for several years and whilst many objections by local residents have been made, no account of these has been taken into consideration when drawing up the Plan. They have been ignored in favour of the developer. Cooperation has been one sided only. I therefore feel that the duty to cooperate has not been complied with.

Legally Compliant

There are several statements in the Plan which go against the justification for the development, but which the SSC seem to have ignored. Therefore, I find the planned development for this area is not legally compliant with their own policies. This is explained in detail in the next section Soundness.

Soundness

I believe the proposed development of the land at Policy Map 036C, Weeping Cross, (being Open Countryside) is unsound for the following reasons and therefore also not Legally Compliant. Section 5 of the Plan paragraph 5.7 Open Countryside, this refers to what it will need to be consistent with for development to be acceptable. Under Policy DS3, 036C does not fall into these development proposals and is therefore not supported under this part of the Policy. It goes on to state that such Development on Open Countryside will be considered on a case-by-case basis, and will only be permitted where they are not located on best and most versatile agricultural land. The land proposed for development at 036C comes under 'best and most versatile agricultural land'. Therefore, under the Policy DS3 – Open Countryside, the land at 036C for development is in direct contradiction with permitted development under Policy DS3 and is therefore not legally compliant with its own Policy. Thus, the proposal cannot be considered Sound.

Paragraph 5.28 – Southern Edge of Stafford (A34 Corridor) states why this particular piece of land should not be developed. It gives good and supportable reasons for this decision. It then refers to a small section of Non-Green Belt Housing Land for development. What it fails to mention is that this proposed development land is 036C on the Plan is part of the same field mentioned above and is equally 'best and most versatile agricultural land'. It's the same field. Again, the basis for building on this is Unsound for the same reasons given for the larger field of which it forms part. It does not pass the test of Soundness. The Plan is not Positively Prepared with regard to this and only considers the speculative developer's approach and not local opinion. The development of this land is not justified or effective because it is well away, and isolated, from any of the District's other communities. The development is best and most versatile agricultural land which is not consistent with its own Policy DS3.

Modification to the Plan

The land at Weeping Cross 036C on the Plan constitutes only 1.6% of housing delivery. Such a small percentage could be apportioned to the larger and more needy communities such as Tier 1 villages like Penkrige, Codsall and Bilbrook without adding any extreme or significant difference to their development and would be placed nearer to where work and transport is available.