



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*

**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.*

2. Agent's Details (if applicable)

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Andrew"/>	<input type="text"/>
Last Name	<input type="text" value="Martin"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1		<input type="text"/>
Line 2		<input type="text"/>
Line 3		<input type="text"/>
Line 4		<input type="text"/>
Post Code		<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text"/>



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	6.19	Policy	SA3	Policies Map	Land at Weeping Cross Inset Plan 50
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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.

Re : Local Plan Review ~ Preferred Options 2023 – 2041

Land At Weeping Cross, west of Cannock Road& south of Hazelstrine Lane, Stafford

[Adjoining Stafford Borough] Ref 036C

Dear Sirs,

My wife and I would like to lodge our objection in the strongest possible terms to the proposed inclusion of land at Weeping Cross, Stafford [ref 036c) in the local plan for residential development.

We have both lived in the Baswich/Weeping Cross area for over 50 years and have experienced first hand the residential expansion to this part of Stafford.

Although the land is in private ownership, it is still classed as green open space which has only ever been used for farming, and forms the start of the countryside separation surrounding the Residential Development Boundary.



Once this space is lost, it will be lost for ever and that will have a serious detrimental impact on the community.

Section 8 of the new NPPF - Promoting Healthy Communities states the following :

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of planning decisions and facilitate neighbourhood planning. Planning decisions in turn should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other.

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well being of communities.

Existing open space and recreational land should NOT be built on unless an assessment has been undertaken which has clearly shown the open space or land is surplus to requirement or the loss of land would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

As the NPPF is the governing document for the consideration of planning schemes, it would appear that this application falls foul of the criteria for providing and retaining green open space as it most certainly is not surplus to requirement.

Section 11 of the new NPPF - Conserving & Enhancing The Natural Environment states the following:

The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, and by minimizing impacts on bio-diversity.

Planning decisions should encourage the effective use of land by re-using land that has been previously developed (Brownfield Land].



If significant harm resulting from a development cannot be avoided, adequately mitigated or compensated for, then planning permission should be refused.

One of the most important key features of this area of land is its natural topography, abundance of wild life and high quality agricultural qualities. The site consists of steeply sloping hills supporting native hedgerows, long grasses and a variety of trees. This forms the perfect habitat for insects and butterflies which in turn supports a large variety of birds including birds of prey, and bats, and of course ground dwelling mammals such as rabbits, foxes hedgehogs and badgers etc. Fallow deer have often been photographed in this field. Development on any part of this site will inevitably sterilise the entire site which would result in a devastating impact on the local ecology.

Land of this topography is also not conducive to building, there would need to be extensive remodeling and alterations to the landscape which cannot be considered as sustainable or financially viable. There are more suitable sites elsewhere within the borough which don't have the geological or ecological implications, which would yield a greater return resulting in a much more effective land use.

The loss of prime agricultural land should also be resisted especially considering the ever increasing demand for food production worsened by recent global instability and insecurity. Brown Field sites elsewhere within the South Staffs borough should be cleaned up and developed instead of losing valuable arable land.

Another issue which is of great concern is increased traffic movements to and from the site and the effect to the existing infrastructure. The roads contained within the Baswich and Weeping Cross estates are largely sub standard in terms of width and have been at saturation point regarding numbers of vehicles for some considerable time. There has been no proposal to upgrade existing or provide new routes linking the site directly with main distributor roads. This will inevitably result in additional traffic filtering through the existing highways network, causing even more gridlock, and more importantly elevating the dangers of conflict between pedestrians, cyclists and vehicles. Can it be presumed that a full and detailed unbiased highway safety audit has been carried out, and one that would stand scrutiny from an independent third party specialist consultant.

The site lies within 1.5 miles of Cannock Chase National Landscape [formerly Area Of Outstanding Natural Beauty] which is already severely under threat from excessive use by visitors. Any future developments of this size would only cause further harm to this special and protected area.

Lastly, the "community facilities" within the local area are at breaking point. The Doctor's surgery at Weeping Cross cannot provide the level of medical cover necessary for the existing aging



community due to the limited size of the premises. Primary and secondary schools in the catchment area are currently operating at full capacity and would not be able to cope with any future increase in pupil numbers.

For these reasons we insist South Staffs Council remove this site from their draft plan as there can be no benefit or positive impact resulting from this development, only irreparable damage. Without prejudice, this appears to be the actions of a “cuckoo authority” whereby land is developed resulting in all of the ensuing harm being inflicted on a neighbouring authority whilst all of the financial benefits are retained by the host authority.

Yours Sincerely

Mr. A. Martin



(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 removal of the site from the draft plan resulting in no development to be allowed

(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

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