



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	PHILIP	
Last Name	MONNOX	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		



## Part B – Please use a separate sheet for each representation

Name or Organisation: Philip Monnox

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

Paragraph	Table 8 Page 31 Para 5.28 Page 34	Policy	DS5 Spatial Strategy	Policies Map	Page 235 Site Ref 036c
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4. Do you consider the Local Plan is:

(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/> NO
(2) Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/> NO
(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/> 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.

The location of 036c on the southern edge of Stafford (A34 corridor) is not justified. This is an excess provision, in the wrong location and does not comply with NPPF so therefore it is not legal.

The proposed site, and the adjoining land, has been identified by consultants advising the Council as being of "High" landscape sensitivity. The reduction in the extent of the proposal, from that which was previously put forward, to 81 houses does not negate this high landscape sensitivity finding and therefore major negative impacts are anticipated.

This proposal will be visually obtrusive from local views (from both the A34 and Wildwood Drive) and from Cannock Chase AONB to the east and southeast. Also, there would be no clear or defensible southern boundary to the development. This is an arbitrary line across the field with no physical features. It would be expected that if site 036c is permitted by the Inspectorate, the developers will then press for additional housing to be built at the same time.

This land is "open countryside, productive farming land (Grade 3a) and the National regulations require that building on such land is minimised. It is a wildlife corridor between the AONB and the Valley of the River Penk.



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.

There is no justification, as you will see above, for site 036c and we ask that this is withdrawn from the finally adopted Local Plan.

(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

**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:

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**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](mailto:localplans@sstaffs.gov.uk) or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX