

	<p><b>Local Plan</b> Publication Stage Representation Form</p>	<p><b>Ref:</b></p> <p><b>(For official use only)</b></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 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="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Sarah"/>	<input type="text"/>
Last Name	<input type="text" value="Parrott"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Farmer"/>	<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"/>
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	5.7 pages 25-27	Policy	DS3 Open Countryside	Policies Map	Site ref 036c p235
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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.

I object to site 036c being in the local plan for residential development. The area is very productive farmland, it is grade 3a land which is used for the production of fresh produce such as potatoes as well as for cereals and other crops. With a growing population in the UK, it is not sensible to use farmland like this for development. The land is part of historic parkland within what was the part of the Lichfield Estate and whilst in agricultural production provides a haven for wildlife with its many mature trees and nearby cover. The land has been in countryside stewardship for at least three decades and wildlife such as brown hare, deer, barn owls, tawny owls and bats are often seen on the site. The site also forms part of a wildlife corridor from Cannock Chase AONB towards the Hazelstrine wood and down onto the meadows on Acton Hill Farm.

**The objection is also on the following principal grounds.**

**LACK OF NEED**

The justification for the proposal appears to be principally that the site is not in the Green Belt. It is not, however, justified by the housing needs of either the Conurbation or of Stafford Borough Council. Stafford Borough can meet its own housing requirement and South Staffordshire Council has acknowledged



the “*lack of unmet housing need*” in Stafford and the fact that Stafford Borough is in a separate housing market area.

Furthermore, the proposal does not assist in meeting the needs of South Staffordshire residents. These are being met elsewhere in the District by the other allocations, including on non- green belt sites, and which are focused on the district’s most sustainable larger settlements.

### **VISUAL INTRUSION**

The site and 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 previously put forward does not negate that finding and major negative impacts are anticipated. The proposal will be visually obtrusive from local views (in particular from both the A34 and Wildwood Drive) and also from the AONB to the east and southeast. Moreover, there would be no clear or defensible southern boundary to the development. This is an arbitrary line across the field with no physical features.

### **IMPACT ON AONB**

The AONB is recognised as a highly sensitive area where visitor management is critical to maintaining its characteristics. With already planned increasing housing development in the wider vicinity and a growing human population, recreational use is predicted to increase.

It is acknowledged by the bodies responsible that there is a need to meet recreation demand while in the long-term ensuring that the issues associated with high levels of recreation do not cause damage or lessen the experience for other users.

To identify a new housing site so close to the AONB is at odds with the need for its conservation, particularly when there is no overriding need for the site proposal.

### **IMPACT ON SERVICES IN WEEPING CROSS**

It is clear from previous representations to the Council that the residents of Wildwood have significant concerns regarding the ability of schools and health facilities to cater for the increased demand that will result from the housing proposal. The increase in traffic and resulting air pollution is also a local concern. These concerns do not appear to have been fully considered when the site was allocated.

### **CONCLUSION**

**From the above, we see no justification for site allocation ref. 036c and ask that it be withdrawn from the finally adopted Local Plan.**



(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.

Please remove site 036c from the local plan. It should not be included at all.

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