

	<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 A

1. Personal Details*	2. Agent's Details (if applicable)
<p><i>*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.</i></p>	
Title	<input type="text" value="Mrs and Mr"/>
First Name	<input type="text" value="Adele and Thomas"/>
Last Name	<input type="text" value="Williams"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<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"/>



Part B – Please use a separate sheet for each representation

Name or Organisation: Adele and Thomas Williams

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

Paragraph	5.7 Pages 25 to 27	Policy	DS3 Open Countryside	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"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input 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.

We consider that, in respect of site 036c in the South Staffs Publication Plan, the plan is unsound and may not be legally compliant. It has evidently not been the subject of effective 'duty-to-co-operate' in terms of liaison with Stafford Borough Council (SBC).

We ask for site 036c to be removed entirely from the plan.

We believe that the plan is not legally compliant as the use of site 036c fails the National Planning Policy Framework 19 December 2023, where Section 15 Conserving and enhancing the natural environment states that compliance with the NPPF is a legal obligation. The land is productive farmland, classified by SSDSC consultant Lepus in their report as Grade 3, moving to Grade 2. The Parrott family, who have farmed this land successfully for years, have confirmed that the land is productive and is Grade 3a.

Furthermore, this beautiful rolling countryside provides an excellent and necessary vista from the large Wildwood development and the A34.

The site is well known for its diverse wildlife. 34 species of birds are seen on a regular basis, alongside bats, badgers, deer and hares. This area is a vital biodiversity link between the Cannock Chase AONB and the Staffs and Worcester Canal and the River Penk valley. The Staffordshire Wildlife Trust Biodiversity Report deems connectivity of upmost importance, but this has been ignored in the plan in respect of this site.



We do not believe that it is compliant with Policy DS3.

Quoting the policy:

"The council will protect the intrinsic character and beauty of the open countryside whilst supporting development proposals which:

- a) Assist in delivering diverse and sustainable farming enterprises;
- b) Deliver/assist in delivering other countryside-based enterprises and activities, including those which promote the recreation and enjoyment of the countryside, such as forestry, horticulture, fishing and equestrian activities;
- c) Provide for the sensitive use of renewable energy resources (in conjunction with Policy NB5); or
- d) Enable the re-use of an existing building providing that the proposed use of any building (taking into account the size of any extensions, rebuilding or required alternations), would not harm the intrinsic character and beauty of the open countryside.'

The proposed development at site 036c meets none of these objectives.

The policy goes on to state that 'such proposals will only be permitted where they are not located on best and most versatile agricultural land'. As stated above, this proposed development is on Grade 2-3 farming land that is being and has productively been farmed for 3 generations [REDACTED]. The farm there is more than viable and as a country we are facing a situation where there is a real possibility that we will be in food poverty due to potential food shortages. Indeed, the government has recognised that due to the escalating costs associated with importing food, we need to be more self-sufficient than we currently are. We simply cannot allow good quality agricultural land to go.

Continuing from the above quotation (in respect of site 036c), it states that:

..... and are fully consistent with any other relevant policies set out elsewhere in the Local Plan. These include, but are not limited to, policies which relate to the district's:

- overall development strategy **This is arguably not met, the housing is in the wrong location and is already being excessively provided in the SSDS 2024 Plan (the plan is exceeding the target by 473 houses)**
- design standards **This has not been addressed**
- landscape character and assets **This has not met**
- heritage assets **This has not been addressed, the property and adjacent Farm, which will be endangered by this and likely future development that follows it, are part of the historic Earls of Lichfield land and was the home of his land manager/Bailiff**
- ecological assets and biodiversity **This has not been met and cannot be realistically met by claimed offsets such as 'diversity in gardens' or financial contributions to the Cannock Chase AONB**
- recreational assets **This has not been met**
- housing mix requirements (where applicable) **This has not been met**
- sustainable travel requirements **Nil within SSDC and severely overloaded within adjacent SBC.**

The 81 houses are not necessary to meet SSDC housing demand or local demand. Clause 5.28 of the plan makes clear that there is no local 'unmet housing need'.

Therefore we struggle to see how this site could be justified.

Has the plan recognised or addressed the provision of houses by Stafford Borough Council for neighbouring authorities, and thus are they actually necessary or justified?



We do not believe so, and we kindly request that the Inspector considers if this has been properly addressed in the SSDC Plan.

The plan is not sound because:

1. There is a lack of spaces in available local schools – they are all oversubscribed and full. If this incorrect assessment of the plan in respect of education were to be removed, the consultant's assessment would we expect be reversed given the 5 minor negative assessments, 1 major negative and only 2 minor positives for site 036c.
2. The land neighbours Cannock Chase AONB- there is no evidence that this has been taken into account. This directly contradicts policy EQ2. Site 036c is an important part of the continuity of open countryside between Cannock Chase AONB and the Valley of the River Penk, as discussed above.
3. It is frankly ludicrous to state that damage to the environment can be mitigated by 'diversity of domestic gardens' or financial mitigation to Cannock Chase.
4. The site is unsound in terms of localised housing need. It is adjacent to the southern boundary of Stafford Borough Council, which has provided significantly more housing than their minimum requirements. Local schools and health provisions are already stretched, yet SSDC are presuming that SBC will provide these services. Local roads are also overloaded and struggling to cope with existing traffic.
5. Of all the sites assessed by the SSDC consultants Footprint Ecology HRA supporting the Publication Plan, Appendix 4, sites 016 (Pear Tree Farm, Huntington, a Tier 2 Settlement) and site 036c are the closest sites to Cannock Chase AONB, at 2.0km and 2.1km respectively.
6. SSDC does maintain a Brownfield Register. It appears to contain 1.9 hectares owned by a public authority and 2.5 hectares not owned by a public authority deemed suitable for development; if the 81 houses are necessary (which we dispute), this 4.4 hectares should be used as a suitable alternative to site 036c.

Finally, our concerns regarding the duty to cooperate will be addressed. As discussed above, there is no evidence that SSDC have exercised their duty to cooperate with Stafford Borough Council in that they have not acknowledged or taken in to account the housing allocation that SBC have declared in their plan. The proposed site also puts pressure on the already overwhelmed local health and education provisions. There are 23,000 people at the nearby doctor's surgery (Weeping Cross).

For all reasons declared above, please delete, in its entirety, the planned development at location 036c.

(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 cooperate 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 complete removal of the proposal site ref 036c.

(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:

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