

## Model Representation Form for Local Plans

	<b>South Staffordshire Council</b> <b>Local Plan</b> Publication Stage <b>(Regulation 19)</b> Representation Form	<b>Ref:</b>  <b>(For official use only)</b>
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**Name of the Local Plan to which this representation relates:**

Referred to in the Publication Document as:

**A New Development Strategy for South Staffordshire 2018-2039**  
**The Local Plan Review**

**A New Development Strategy for South Staffordshire 2018-2039**

**The Local Plan Review Publication Plan**

**(Regulation 19 consultation)**

**November 2022**

**Please return to South Staffordshire Council [ name of LPA ] BY [ time/ date/year ] 12.00/ 23 December/ 2022**

**South Staffordshire Council initially chose not to customise the standard form for download and completion off-line. We queried this and South Staffordshire told us "we are unable to publish Word documents on the website due to cyber security issues". CPRE Staffordshire therefore used the form and guidance notes on the Planning Inspectorate website.**

*NB - LPA to include data protection / privacy notice, see para 4 of Explanatory Note*

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

First Name

Last Name

Job Title

(where relevant) Organisation	CPRE Staffordshire	
(where relevant) Address Line 1	2 Staffordshire Place	
Line 2		
Line 3		
Line 4	Stafford	
Post Code	ST16 2DH	
Telephone Number	01785 277890	
E-mail Address (where relevant)	protect@cprestaffordshire.org.uk	

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

Name or Organisation:  
**CPRE Staffordshire (Campaign to Protect Rural England)**

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

Paragraph	Section 6	Policy		Policies Map	Various – see other representations
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4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/> No
4 (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.

## **CPRE Staffordshire Representation Number 1**

**Growth beyond the needs of South Staffordshire and the Duty to Co-operate.**

***For us the key question is whether the sites are necessary to provide additional housing for the Black Country. This is dealt with in the Representation from CPRE West Midlands.***

***(CPRE West Midlands has more detailed knowledge of the needs of the Black Country and the West Midlands conurbation, which we, CPRE Staffordshire, lack. We do, however, agree with and fully support the representations of CPRE West Midlands.)***

In the event that the Representations of CPRE West Midlands are not accepted we would wish our representations to be heard as if the 4000 homes overspill from Wolverhampton and the other Black Country Authorities were to remain in the plan.

The Plan says (inter alia) in Section 6 – Housing Allocations:

Growth adjacent to the neighbouring towns and cities in the Black Country

Housing growth will be located at the allocations made adjacent to the Black Country through this Local Plan, in order to facilitate sustainable growth of their towns and cities and to assist in meeting wider unmet housing needs from the housing market area.

These are:

- Land at Cross Green  
A minimum of 1,200 homes
- Land north of Linthouse Lane  
A minimum of 1,200 homes by the end of the plan period. Site estimated to deliver 1976 homes in total with continued delivery beyond the plan period
- Land at Langley Road, also described as West of Wolverhampton (adjoining City of Wolverhampton boundary)  
A minimum of 390 dwellings

According to the housing numbers used in the plan these sites, in total, could deliver a minimum of 2790 dwellings in the Plan Period and 776 more beyond the period. (We think that these are underestimates – see Note below). We have found no justification anywhere in the plan for the deferral approach at Linthouse Lane.

All of these overspill sites are in the Green Belt, are greenfield, and either abut the existing development of Wolverhampton (Land North of Linthouse Lane and Langley Road) or are close to the edge of the city (Land at Cross Green) and, in reality, are clearly directed mainly to providing for Wolverhampton's needs.

Whilst we would hope that there has been joint working, at least with Wolverhampton City Council, on key issues, we have not found the evidence to show that the Duty to Co-operate has been fully met.

For the future the Plan says:

“As part of delivering these sites, the council will work cross-boundary with infrastructure bodies and statutory partners to ensure these sites are supported by any necessary infrastructure. In addition, the council will continue to work with partners to seek opportunities to deliver a rail-based parkway on land safeguarded for this use through the Land at Cross Green development.”

Both of the remaining strategic sites, to the East of Bilbrook (at least 848 houses) and North of Penkridge, (at least 1129 houses) would provide for at least 1977 new houses in total. Both sites are easily accessible to Wolverhampton by train. We assume that the balance of 211 (4000 - 2790 = 1210) would be met from these sites with the remaining 757 considered to serve the housing needs of South Staffordshire. This issue is not addressed in the Plan.

Note:

The housing numbers used by the Council are well below the sites' capacity using the Council's minimum requirement of 35dpa in Policy HC2. We have made separate representations on both the Strategic Masterplan sites and the numerous other allocated sites for housing in relation to:

- Site capacity and density
- Windfall numbers
- Over-allocation

and the implications of this for greenfield and Green Belt land.

We question whether the Council has carried out its Duty to Co-operate with the relevant bodies. We have not seen the evidence for this in the published documents.

(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.

Modifications requested:

If the Plan is considered sound in terms of the 'overspill' of housing into South Staffordshire from Wolverhampton and the other the Black Country Authorities

1. We consider that the Plan should identify the sites which are intended to provide for the 'overspill' from the Black Country authorities. We have suggested the ones which seem best suited for this.
2. A re-assessment of the area of land for housing expected to be provided for overspill homes on each of the Strategic Sites identified in the Plan.
3. A reduction both in the site area of allocations and in the area of land proposed to be removed from Green Belt.

In addition:

We question whether the Council has carried out its duty to Co-operate with the relevant bodies as we have not seen the evidence for this in the published documents. (We realise that this is something which may not be met by modification).

(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:

To have previously had sight of the evidence relied upon by the LPA in respect of the Duty to Co-operate and to be able to contribute to the discussion if this is subject to a hearing.

Only if the Inspector considers that these matters are appropriate to be heard in a hearing session - rather than being the Duty to Co-operate being considered and resolved before confirmation is given that the Examination is to take place.

*Note: In light of the recent statements made by Michael Gove, the current Secretary of State, we are aware that there may be changes in NPPF and Regulations which may impact both on the Duty to Co-operate and to relevant elements of the Publication Plan - but that these are currently unknown.*

**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.