



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.

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

(where relevant)
Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone
Number

E-mail Address

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 Policy Policies Map

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" value="No"/>
(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox" value="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 Representation 8

Proposed Employment Allocation at Dunston

The site is not allocated for development in the current Statutory Development Plan Adopted by the relevant Local Planning Authority, South Staffordshire District Council.

This is a 'brand new' site; it was apparently not considered for inclusion in the December 2022 Regulation 19 Plan.

It is a significant and highly visible site of 17.6 hectares.

The site is entirely greenfield, in agricultural use.

The [National Planning Policy Framework](#) (NPPF) December 2023 states:

180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The land comprising the proposed allocation is in the best and most productive



agricultural land classification as defined by the NPPF and other documents.

This is not a recent addition to the NPPF. The emphasis on protecting the best and most versatile land is a longstanding commitment of the Government (see for example the [Guide to assessing development proposals on agricultural land](#), updated 5 February 2021).

The proposed allocation is close to the boundary with Stafford Borough. The county town of Stafford lies to the north-east of the site. We have not seen any information meeting the Duty to Cooperate with Stafford Borough Council in relation to the proposed allocation at Dunston.

The Regulation 19 document states:

"Employment

6.43 Employment land should be identified to meet the needs of all employment uses; offices, research and development, light/general industrial, and storage/distribution. The level of employment sites and premises required to meet South Staffordshire requirements over the plan period was calculated in **the council's Economic Development Needs Assessment (EDNA) update 2024, which identified an objectively assessed need for employment land for South Staffordshire over the period 2023- 2041 of 62.4ha.**

6.44 **As confirmed through the EDNA update, the pipeline supply of employment land over the plan period is sufficient to meet South Staffordshire's needs as well as provide surplus available to contribute towards cross boundary unmet needs.** The district's main employment areas are set out in Table 9 below which details and the amount of employment land available (in hectares gross) for the period 2023-2041 on a site specific basis (excluding supply from smaller windfall developments). This includes South Staffordshire Council Local Plan Review – Publication Plan"

The total hectareage of the final column of Table 9: "South Staffordshire Employment stock (district's main employment areas)" for "the Available Land for Employment Development 2023-2041 - site areas (Ha)" in the Council's calculation, including the Dunston site, is quoted as comes to a massive 399.7ha.

Hubnock Road Essington is excluded from this total; the Council comments "***This land has benefited from a certificate of lawful use for B2 use for over 10 years , however is in the Green Belt and therefore as a precautionary measure is not included in the supply total."

When the Dunston site is deleted it still would give a total of 382.1 ha (399.7ha minus 17.6 ha) - against a requirement in the Council's latest EDNA update of 62.5 ha.

We have failed to find any tenable justification for the newly proposed Dunston allocation, which raises fundamental issues of soundness.

Notes:

1. We have focussed only on key policy issues in relation to this application. There are other matters that are also relevant, and we are aware that there are representations of objection raising additional issues.
2. We have recently been informed by local residents that South Staffordshire Council is currently considering a planning application for the development of



the proposed allocation. This was received on 22 December 2023 and registered on 14 February 2024, i.e. prior to the publication of the Regulation 19 document.

Reference 23/01080/OUTMEI

Address Land At J13 Of The M6 Stafford Dunston

Description Outline planning application for employment development. Works to include site clearance / remediation works and engineering works to create a development platform and screening mounds; the construction of employment floorspace (Use Class B2, B8 and ancillary E(g)(i)); the creation of an internal transport network with connections to the surrounding highway, cycle and pedestrian network (including 1no. vehicular junction onto the A449); landscape planting; creation of green infrastructure comprising open space and amenity space; the stopping up / diversion of existing public rights of way, and the creation of new routes; and supporting utilities infrastructure including a sustainable drainage system. Details of the vehicular access point is submitted for approval. All other matters are reserved for future determination.

3. We very much hope that the Council will not be prepared to consider the granting of planning permission in advance of the publication of the Inspector's Report following the Examination in Public of the Regulation 19 Plan.

4. We have not yet seen details and dates of the discussions and correspondence preceding both the application and the subsequent Regulation 19 proposal for the Dunston site the application between South Staffordshire Council officers/councillors and the land owner, site promoters and their agents. These may be material considerations relevant to the Examination.

Disclosure of these discussions and all notes of telephone conversations emails, meetings, letters and agreements reached are requested to be added to the published Document Library within two months of the closure of the Regulation 19 consultation. If a commitment is not given to make disclosure freely a Freedom of Information Request may be made to seek this information in advance of the Examination and the outcome disclosed in public.

(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.

That the Inspector, in the final report following the Examination in Public, includes a Main Modification requiring the **Deletion of the proposed allocation in its entirety.**



(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

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:

This proposal raises fundamental issues of both Duty to Comply and Soundness which it is considered should be discussed at the Examination in Public rather than only in writing - with the Inspector having the opportunity to question in open session the Council and representees and also to consider asking the Council any relevant questions which representees have suggested in writing to the Programme Officer at least three working days in advance of the date programmed to consider the proposal at Dunston village.

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