

	<p>Local Plan Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	--	---

Name of the Local Plan to which this representation relates:

**South Staffordshire Council
Local Plan 2018 - 2039**

Please return to South Staffordshire Council BY 12 noon Friday 23 December 2022

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)

<p>Title <input style="width: 90%;" type="text"/></p> <p>First Name <input style="width: 90%;" type="text"/></p> <p>Last Name <input style="width: 90%;" type="text"/></p> <p>Job Title (where relevant) <input style="width: 90%;" type="text"/></p> <p>Organisation (where relevant) <input style="width: 90%;" type="text" value="Seddon Homes"/></p> <p>Address Line 1 <input style="width: 90%;" type="text" value="C/O Agent"/></p> <p>Line 2 <input style="width: 90%;" type="text"/></p> <p>Line 3 <input style="width: 90%;" type="text"/></p> <p>Line 4 <input style="width: 90%;" type="text"/></p> <p>Post Code <input style="width: 90%;" type="text"/></p> <p>Telephone Number <input style="width: 90%;" type="text"/></p> <p>E-mail Address (where relevant) <input style="width: 90%;" type="text"/></p>	<p><input style="width: 90%;" type="text" value="Mrs"/></p> <p><input style="width: 90%;" type="text" value="Amy"/></p> <p><input style="width: 90%;" type="text" value="James"/></p> <p><input style="width: 90%;" type="text" value="Associate Director"/></p> <p><input style="width: 90%;" type="text" value="WSP UK Ltd"/></p> <p><input style="width: 90%;" type="text" value="8 First Street"/></p> <p><input style="width: 90%;" type="text" value="Manchester"/></p> <p><input style="width: 90%;" type="text"/></p> <p><input style="width: 90%;" type="text"/></p> <p><input style="width: 90%;" type="text" value="M15 4RP"/></p> <p><input style="width: 90%;" type="text" value="0161 200 5000"/></p> <p><input style="width: 90%;" type="text" value="Amy.james@wsp.com"/></p>
---	---



Part B – Please use a separate sheet for each representation

Name or Organisation: WSP UK Limited on behalf of Seddon Homes

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 checked="" 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.

The Plan is unsound as it has not been positively prepared and is not effective on the basis that it does not account or acknowledge cross-boundary sites. Whilst the Publication Plan does note that cross-boundary working has taken place at a strategic level in terms of meeting unmet housing and employment needs, what it fails to do currently is account for cross-boundary sites.

Sites don't always follow borough boundaries, and the fact that a site does stretch across different borough boundaries shouldn't mean the opportunities or the quality of scheme the site is able to deliver is compromised due to being constrained by having to be contained within a single borough.

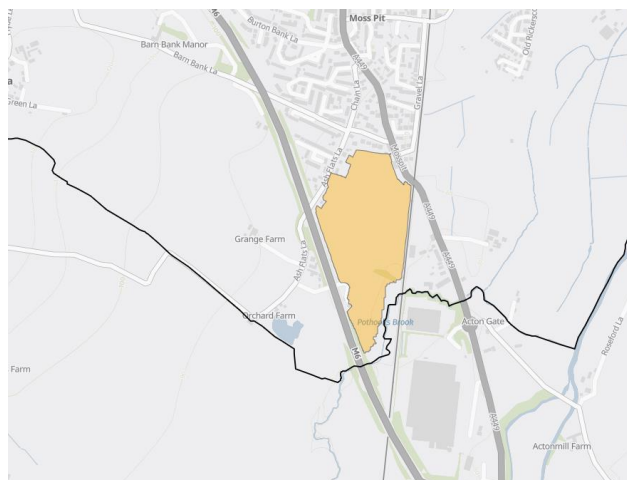
WSP is acting on behalf of Seddon Homes who are promoting a site to the south of Stafford Town for residential development. The site, known as Land at Ashflats is shown on the aerial image below:



Site Location Plan (Extract from Google Earth)

The Ashflats site is largely located within Stafford, however, the southern part extends into South Staffordshire.

Stafford are also in the process of conducting a Local Plan review and consultation has recently closed on the Preferred Options Plan. Within the Preferred Options Plan, Land at Ashflats is identified as a draft housing allocation and given reference STAFMB03. As Local Planning Authorities (LPAs) cannot allocate land beyond its own boundary, the draft allocation only extends as far as the Stafford Borough boundary, however, the extent of the site being promoted extends further southwards into South Staffordshire.



(Extract from the Plan for Stafford Borough 2020 – 2040 Preferred Options Proposals Map)



Representations were submitted by WSP, on behalf of Seddon Homes, to the Plan for Stafford Borough 2020 – 2040 Preferred Options Consultation (December 2022). Amongst the points raised were the fact that the extent of the draft allocation should extend right up to the borough boundary and include the flood zone area. The representations acknowledged that whilst it is appreciated that it is unlikely residential development would occur in this location, this area does provide an opportunity for landscaping and ecological enhancements, therefore, should be included in the site boundary of the allocation. This would take the allocation right up to the borough boundary so that it can be continued into South Staffordshire to ensure it covers the entire Ashflats site area.

The part of the Ashflats site which falls within the South Staffordshire boundary was assessed as part of the Strategic Housing & Economic Land Availability Assessment (SHELAA) 2021, and referred to as 'Land adjacent to M6 off Ashflats Lane' and given reference 034. The SHELAA noted that the site was "not suitable – the site is disassociated from any village development boundary". However, the fact that Stafford Borough are proposing the Ashflats site becomes a housing allocation, then this has the potential to change the spatial context of site 034 (Land adjacent to M6 off Ashflats Lane), meaning it would no longer be "disassociated from any village development".

The Ashflats site forms a logical extension to Stafford Town with defensible boundaries (M6 Motorway, the Stafford to Birmingham Railway and the A449 main road). Given these strong physical boundaries, it means the development of the Ashflats site would not result in urban sprawl across the open countryside. These physical boundaries extend into South Staffordshire, therefore, containing the development of the site.

Although site 034 is largely within Flood Zone 3; however, this does not prevent it from being suitable to accommodate non-housing elements of a wider scheme being delivered at the Ashflats sites such as ecological and landscape enhancements.

The red line boundary of the future application will encompass the entire site as shown on the Google Earth extract above. Therefore, having part of the site allocated for housing (assuming it is formally allocated in the new Stafford Local Plan) and the remainder in the open countryside would be at odds with one another. Allocating the entire site represents good planning and will enable the Ashflats site to come forward comprehensively and incorporate ecological and landscaping enhancements as a key feature of the scheme.

On that basis, the full extent of the Ashflats site should be allocated for housing.

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.

To make the Plan sound and meet the requirements of being positively prepared and effective, there needs to be an acknowledgement of cross-boundary sites, which is currently missing from the Publication Plan. Including the remainder of the Ashflats site (SHELAA site 034) as a housing allocation would represent effective joint working. It would also mean the plan has been positively prepared as it will assist Stafford in being able to meet its housing needs by being able to maximise delivery of housing on the northern and central areas of the Ashflats site and utilising the southern part (within South Staffordshire) to provide opportunities for ecological and landscape enhancements.

Therefore, a main modification is required to Policy Inset Map 11 to include 'Land adjacent to M6 off Ashflats Lane' (site reference 034) as a cross-boundary housing allocation.

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:

WSP wish to participate in the Hearing Sessions on behalf of Seddon Homes as it is important in ensuring the Plan is sound that cross-boundary sites, such as Ashflats, are acknowledged and in the case of Ashflats allocated for housing to enable the site to come forward in a comprehensive and consistent manner.

***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 <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>

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



Part B – Please use a separate sheet for each representation

Name or Organisation: WSP UK Limited on behalf of Seddon Homes

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 checked="" 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.

The Plan is unsound as it has not been positively prepared and is not effective on the basis that it does not account or acknowledge cross-boundary sites. Whilst the Publication Plan does note that cross-boundary working has taken place at a strategic level in terms of meeting unmet housing and employment needs, what it fails to do currently is account for cross-boundary sites.

Sites don't always follow borough boundaries, and the fact that a site does stretch across different borough boundaries shouldn't mean the opportunities or the quality of scheme the site is able to deliver is compromised due to being constrained by having to be contained within a single borough.

WSP is acting on behalf of Seddon Homes who are promoting a site to the south of Stafford Town for residential development. The site, known as Land at Ashflats adjoins (and indeed crosses over into) the northern boundary of South Staffordshire (see earlier Google Earth image).

Stafford are also in the process of conducting a Local Plan review and consultation has recently closed on the Preferred Options Plan. Within the Preferred Options Plan, Land at Ashflats is identified as a draft housing allocation and given reference STAFMB03. As Local Planning Authorities (LPAs) cannot allocate land beyond its own boundary, the draft allocation only extends as far as the Stafford Borough boundary, however, the extent of the site being promoted extends further southwards into South Staffordshire.

The part of the Ashflats site which falls within the South Staffordshire boundary was assessed as part of the Strategic Housing & Economic Land Availability Assessment (SHELAA) 2021, and referred to as 'Land adjacent to M6 off Ashflats Lane' and given reference 034. The SHELAA noted that the site was "not suitable – the site is disassociated from any village development boundary". However, the fact that Stafford Borough are proposing the Ashflats site becomes a housing allocation, then this has the potential to change the spatial context of site 034 (Land adjacent to M6 off Ashflats Lane), meaning it would no longer be "disassociated from any village development".

The Ashflats site forms a logical extension to Stafford Town with defensible boundaries (M6 Motorway, the Stafford to Birmingham Railway and the A449 main road). Given these strong physical boundaries, it means the development of the Ashflats site would not result in urban sprawl across the open



countryside. These physical boundaries extend into South Staffordshire, therefore, containing the development of the site.

Although site 034 is largely within Flood Zone 3; however, this does not prevent it from being suitable to accommodate non-housing elements of a wider scheme being delivered at the Ashflats sites such as ecological and landscape enhancements.

The red line boundary of the future application will encompass the entire site as shown per the earlier Google Earth extract. Therefore, having part of the site allocated for housing (assuming it is formally allocated in the new Stafford Local Plan) and the remainder in the open countryside would be at odds with one another. Allocating the entire site represents good planning and will enable the Ashflats site to come forward comprehensively and incorporate ecological and landscaping enhancements as a key feature of the scheme.

On that basis, the full extent of the Ashflats site should be allocated for housing.

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.

To make the Plan sound and meet the requirements of being positively prepared and effective, there needs to be an acknowledgement of cross-boundary sites, which is currently missing from the Publication Plan. Including the remainder of the Ashflats site (SHELAA site 034) as a housing allocation would represent effective joint working. It would also mean the plan has been positively prepared as it will assist Stafford in being able to meet its housing needs by being able to maximise delivery of housing on the northern and central areas of the Ashflats site and utilising the southern part (within South Staffordshire) to provide opportunities for ecological and landscape enhancements.

Therefore, a main modification is required to draft policy SA5 'Housing Allocations' to include 'Land adjacent to M6 off Ashflats Lane' (site reference 034) as a cross-boundary housing allocation.

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:

WSP wish to participate in the Hearing Sessions on behalf of Seddon Homes as it is important in ensuring the Plan is sound that cross-boundary sites, such as Ashflats, are acknowledged and in the case of Ashflats allocated for housing to enable the site to come forward in a comprehensive and consistent manner.

***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 <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>

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



Part B – Please use a separate sheet for each representation

Name or Organisation: WSP UK Limited on behalf of Seddon Homes

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="text"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	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.

Whilst paragraph 3.6 of the Publication Plan states, *"the Council has been working collaboratively with neighbouring authorities on cross boundary issues for a number of years"*, this seems largely to have been in relation to addressing unmet housing needs of other authorities within the Greater Birmingham Housing Market Area (GBHMA). However, the GBHMA doesn't include Stafford and there is no mention as to how South Staffordshire has considered the potential for any cross-boundary sites with Stafford.

Therefore, whilst the Duty to Cooperate might have been met in relation to addressing housing needs, in addition to this there needs to be an acceptance in the emerging Local Plan that cross-boundary sites exist and these need to be identified and allocated appropriately to ensure consistency.

WSP is acting on behalf of Seddon Homes who are promoting a site to the south of Stafford Town for residential development. The site, known as Land at Ashflats adjoins (and indeed crosses over into) the northern boundary of South Staffordshire (see earlier Google Earth image).

Stafford are also in the process of conducting a Local Plan review and consultation has recently closed on the Preferred Options Plan. Within the Preferred Options Plan, Land at Ashflats is identified as a draft housing allocation and given reference STAFMB03. As Local Planning Authorities (LPAs) cannot allocate land beyond its own boundary, the draft allocation only extends as far as the Stafford Borough boundary, however, the extent of the site being promoted extends further southwards into South Staffordshire.

Sites don't always follow borough boundaries, and the fact that a site does stretch across different borough boundaries shouldn't mean the opportunities or the quality of scheme the site is able to deliver is compromised due to being constrained by having to be contained within a single borough.

It is appreciated that the part of the Ashflats site that sits within South Staffordshire is largely in Flood Zone 3, however, there is an opportunity to utilise this area for ecological and landscape enhancements which forms an important part of the overall scheme and development of the Ashflats



site. Therefore, it is important that the part of the site within South Staffordshire is also allocated for housing to enable the entire site to come forward.

The red line boundary of the future application will encompass the entire site as per the earlier Google Earth image. Therefore, having part of the site allocated for housing (assuming it is formally allocated in the new Stafford Local Plan) and the remainder in the open countryside would be at odds with one another. Allocating the entire site represents good planning and will enable the Ashflats site to come forward comprehensively and incorporate ecological and landscaping enhancements as a key feature of the scheme.

Until all cross-boundary issues such as this have been considered and addressed, the Duty to Cooperate cannot be said to have been fully complied with.

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.

For the Duty to Cooperate to be met, there needs to be consideration and an acknowledgement of cross-boundary sites, such as Ashflats, Stafford.

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:



WSP wish to participate in the Hearing Sessions on behalf of Seddon Homes as currently the Duty to Cooperate has not been met as there is no consideration of cross boundary sites (such as land at Ashflats, Stafford) and it is important that matters such as this are fully discussed and considered prior to the Plan being finalised and adopted.

***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 <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>

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