

	<p>Local Plan Publication Stage Representation Form</p>	<p>Ref: (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*

**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"/>	Mr
First Name	<input type="text"/>	John
Last Name	<input type="text"/>	Williams
Job Title (where relevant)	<input type="text"/>	Director
Organisation (where relevant)	Hampton Oak Developments Ltd	PlanIT Planning & Development Ltd
Address Line 1	<input type="text"/>	The Studio
Line 2	<input type="text"/>	White Cottage
Line 3	<input type="text"/>	Astley
Line 4	<input type="text"/>	Stourport on Severn
Post Code	<input type="text"/>	DY13 0RS
Telephone Number	<input type="text"/>	07580128095
E-mail Address	<input type="text"/>	john@planit- planningdevelopment.co.uk



(where relevant)

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	Appendix c	Policy	Housing Allocation Maps and Proforma	Policies Map	251- Hall End Farm, Pattingham
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4. Do you consider the Local Plan is :

(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes	<input checked="" 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.

Whilst we support the identification of land at Hall End Farm for residential development, we wish to comment on the Housing Site Pro Forma for site 251 which is at Appendix C of the Plan. We also make a case for enlarging the allocation.

Comments on the Housing Site Pro forma.

The gross site area is 0.7 Hectares not 0.8 hectares which is quoted on the Pro Forma. Our client’s feasibility layout shows a scheme of 15 units for this site which complies with the proposed draft policy HC1 housing mix and policy HC2 densities. After deducting the land area which is required for tree planting at the southern boundary of the site, and also excluding the ‘no build’ areas over an existing sewer easement and the existing surface water attenuation tank, we are left with a net developable area which is suitable for c15 homes. We do not believe that the site will deliver the minimum 17 homes which is referred to on the allocation Pro forma; that number should therefore be changed to circa 15 units.

1. Increasing the size of the allocation.

As referred to elsewhere in our representations, Pattingham is a sustainable settlement. It benefits from a range of services including a primary school, a



parade of shops including a Coop convenience store, public houses and a pharmacy. It has a village hall, tennis courts, playing fields and allotments. The village benefits from a direct bus connection to Perton and Wolverhampton. However, the Plan proposes just 17 dwellings to Pattingham; this equates to approximately 0.8 completions per annum over the plan period.

Additional residential development is appropriate at Pattingham, this should be achieved by extending the proposed allocation site 251 to include additional land to the south and east.

Attached to this representation is an indicative Masterplan for the site. It illustrates the extent of our client's land which we would wish to be considered for a residential allocation. Together with the land which is proposed as a housing allocation (Site 251), the gross site area of the extended site would be 2.1 hectares. The masterplan was prepared in 2016 and we note that the Council is now promoting a policy for increased densities above 35 dph over the net developable area. Therefore, we would expect to the additional land, together with Site 251, to be brought forward for a minimum of 45 units (@ 35dph over a net area of 1.3 hectares).

The site is located within an acceptable walking distance of local services. It is approximately 500 metres from the parade of shops, bus stops, village hall and the centre of the village. St Chads Primary School is approximately 660 metres from the site.

The SHELAA 2021 confirms that the site is "potentially suitable but subject to policy constraints – Green Belt". Green Belt land release is required to meet the Plan's housing requirement.

The enlarged site has limited Green Belt value when tested against the five purposes of Green Belt land which are referred to by the Framework. It should be noted that:

- The development of the site will not result in unrestricted sprawl of the large built up areas. Pattingham is not a large built up area.
- The development will not result in neighbouring towns merging into one another.
- There will be limited impact by encroachment into the open countryside. Whilst all development in the Green Belt on sites which are on the edge of settlements will have some encroachment, we consider that this particular site has well defined boundaries which will limit such encroachment in visual terms. The site is enclosed by Hall End Lane to the east, a strong defensible boundary to the south, Marlbrook Lane to the west and the rear gardens of the residential properties to the north.
- The development will not have any impact on the setting or special character of a historic town.
- The development will not adversely impact upon urban regeneration because it is accepted that Green Belt land is required due to a lack of urban sites.

The site can be designed in a way which "rounds off" the southern edge of Pattingham by continuing the existing building line to the east. A large area of public open space including water features and a public footpath will be provided in the southern section of the enlarged site which will provide a soft transition into the countryside beyond. It will also provide an attractive area of open space to the benefits of the residents of this development and the village as a whole.

There are no known constraints to the development of the site. Access arrangements have been assessed and have found to be acceptable. The site is low agricultural land quality, predominantly comprising grade 2 agricultural land with a pocket of grade 3 land. The enlarged allocation has also been tested through a Landscape Visual Appraisal which was submitted with our Preferred Options Consultation representations. It concludes that the larger site has low landscape sensitivity value and that there are no landscape constraints to its development. The report also identified that Pattingham would benefit from a strengthened 'green edge' to improve its setting within the Green Belt. That advice has been incorporated within the design concept plan which is attached to these representations.

We have previously provided the local Planning authority with copies to reports which demonstrate that the site is free from technical constraints; these can be provided again to the Council or to the Examination Inquiry.

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.

The Housing Site Proforma should be amended. The site area should be quoted as 0.7 Hectares and the minimum capacity should be changed from 17 dwellings to c15 dwellings.

As detailed above, the proposed allocation 251 should be extended further south and east. This will help to address any shortfall in the housing requirement.

In the event that Allocation 251 is not enlarged we invite the council to remove the site from the Green Belt and identify it as safeguarded land for the reasons which we have explained in response to Policy DS1 (Response Form 3).



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:

An insufficient amount of development is directed towards Pattingham to support its growth during the course of the plan period and reflect the services and facilities within the village. We request the opportunity to appear in front of the Inspector to explain the case for extension of site 251 and why these alterations are required to the Plan in for it to be made sound.

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.



South Staffordshire Council

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