

**South Staffordshire Council**  
**Publication Plan**  
(Regulation 19) April 2024

**Plan inclusion of**  
**Housing South of Wildwood on**  
**Acton Hill**

## Housing South of Wildwood on Acton Hill



South Staffordshire Council

**Publication Plan**  
(Regulation 19)  
April 2024



Further information can be found at [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)



1. **Final stage of ‘public consultation’ on the review of the Local Plan started 18 April 2024. SSSDC advise:**
2. **This stage of consultation is different to earlier stages because it is about the legal soundness of the Plan. Has the council prepared the Plan positively? Is it justified and effective? Does it comply with national planning policy?**
3. **‘Consultation’ from Thursday, April 18 until 12 noon Friday, May 31, 2024**
4. **An Independent Planning Inspector will be appointed to conduct a formal Examination into the Plan**

## Housing South of Wildwood on Acton Hill

- 1. The Plan has been approved by a majority of South Staffs Councillors, not our local one. They ignored their own past refusal of the Acton Hill development in 2017**
- 2. The Plan will NOT be changed before it goes to the Independent Planning Inspector**
- 3. If we oppose this element (and any other elements) of the Plan our Representation MUST be suitable for the Inspector. This is our only chance!**
- 4. Our Representation MUST highlight:**
  - legal soundness of the plan**
  - Is the plan prepared positively**
  - Is it justified and effective**
  - Does it comply with national planning policy**
- 5. ESSENTIAL that we comment on Form LPR PB2 (not circulated by Council with their notice)**


# Housing South of Wildwood on Acton Hill

The FORM:

2 parts

## Part A



	<p><b>Local Plan</b> Publication Stage Representation Form</p>	<p><b>Ref:</b>  (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) |
|----------------------|------------------------------------|

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable)*

## Part B



### 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"/>
(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.

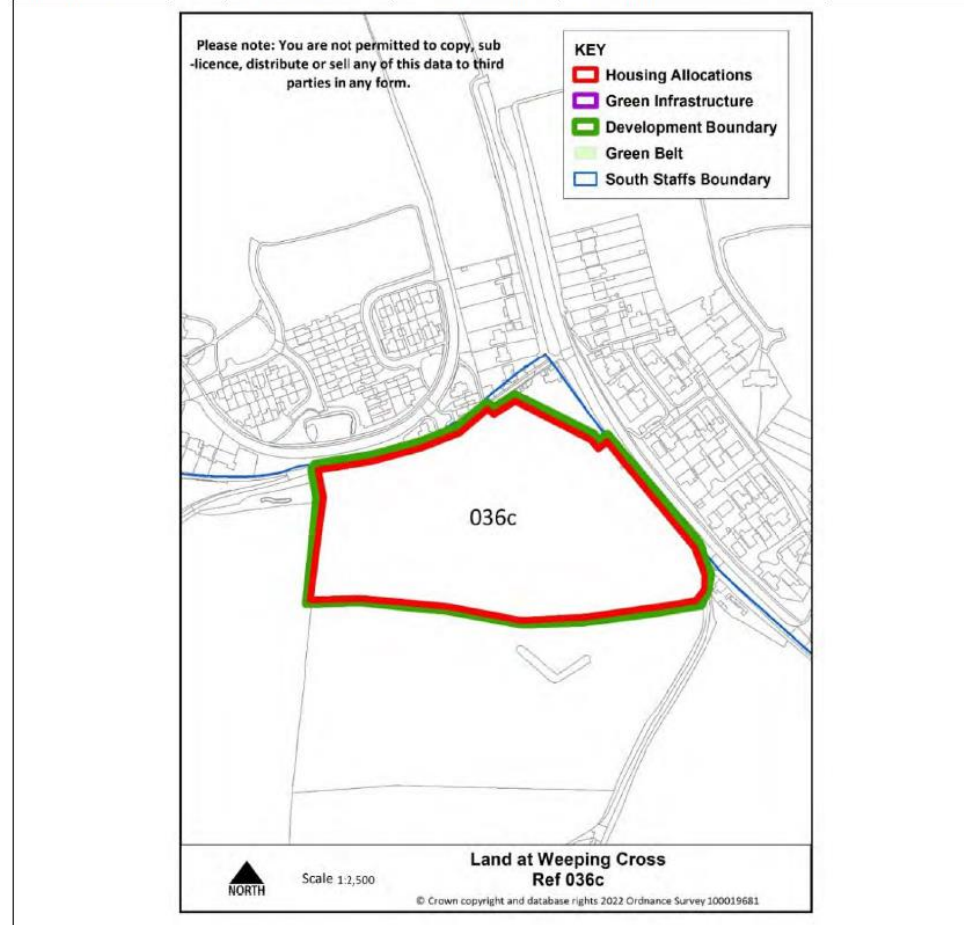
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

**Some forms are here, BUT you need 1 for EACH Key Issue.**

# Housing South of Wildwood on Acton Hill

## The Acton Hill Site for 81 Houses: Page 235 of Plan

Site reference	036c	Village	South of Stafford
Minimum capacity	81 dwellings	Address	Land at Weeping Cross (adjoining Stafford Borough boundary)
Site area	3.85 ha	Proposed use	Housing



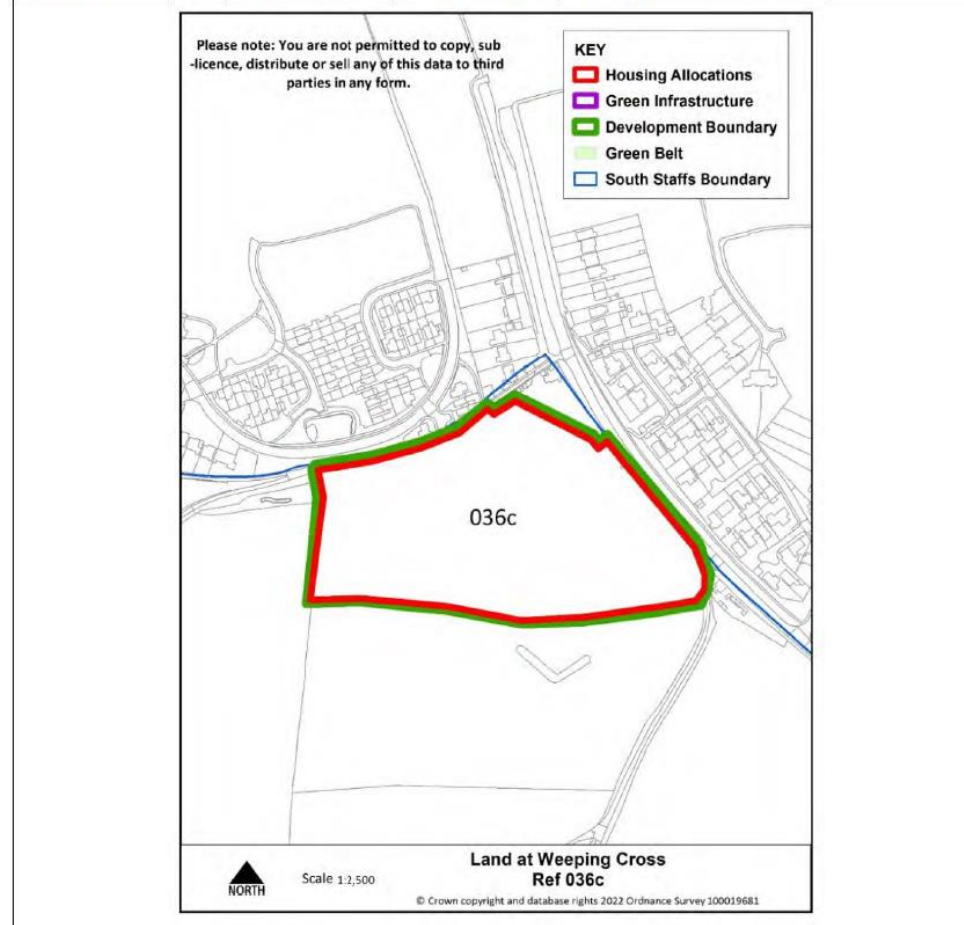
**The Acton Hill Site for 81 Houses: Page 235 of Plan**

- 1. On boundary to Stafford; assumes all services from Stafford and SCC, but:**
  - **Local schools are full**
  - **Local health provision is stretched**
  - **Traffic into town is awful**
- 2. Stafford Borough Council oppose due to reasons above**
- 3. It is uncertain that issues such as waste water (sewage) and surface water have been fully addressed**
- 4. Many residents will travel through the Parish to work, and likely to schools and health centre**
- 5. Development of this site with 81 houses may well assist much larger developments later**

# Housing South of Wildwood on Acton Hill

## The Acton Hill Site for 81 Houses: Page 235 of Plan

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## Housing South of Wildwood on Acton Hill

**Previous Application proposal by same Developer 220 Houses, then reduced to 151, Rejected in 2017**





The Developer has a track record of achieving one small development and then, because this reduces the basis for opposition, being granted the next ..... AND THE NEXT

From South Staffs Council URBAN EDGE SITES AND POTENTIAL NEW SETTLEMENTS

SOUTH OF STAFFORD												
036a	Land South of Stafford	Acton Trussell	AC	Gladman Developments Limited	5b	134.46	80.68	2823	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1
036c	Land at Weeping Cross	Acton Trussell	AC	Gladman Developments Limited	5a	3.87	2.32	81	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1

THE NEXT 2823 Houses filling ALL space between Stafford and the Parish of Acton Trussell, Bednall and Teddesley Hay: Classed 'Potentially suitable'

Site 036c is present plan for 81 houses, site 036a is adjacent: 2823 houses.... Later? Not in present plan, only a 'marker' from Gladman Development (now owned by Barratt Developments Plc)

# Housing South of Wildwood on Acton Hill

## My DRAFT Representations not yet complete or secure:

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

Name or Organisation: **Parish Councillor B S Wyatt, Acton Trussell, Bednall and Teddesley Hay PC**

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**

4. Do you consider the Local Plan is :

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

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

Name or Organisation: **Parish Councillor B S Wyatt, Acton Trussell, Bednall and Teddesley Hay PC**

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

Paragraph **Table 8 Page 31 Para 5.28 Page 34** Policy **DS5 Spatial Strategy** Policies Map **Page 235 Site ref 036c**

4. Do you consider the Local Plan is :

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

I expect to submit at least 4, including HC 15 Education and other Key issues: **NOT Justified** (excess provision, wrong location, not compliant with NPPF thus not legal, not a positive planning progress, did not advise use of above Form, ignored clearly known public opinion and their own past Councilor's decisions. **YES, complex. YES, worth doing**

## Housing South of Wildwood on Acton Hill

# QUESTIONS

## Housing South of Wildwood on Acton Hill

### WHAT NEXT

Download the Plan (or I can e-mail it to you: **Provide e-mail on forms at back**)

Read the BLUE Policy documents

Consider how the Plan for Site 03c breaches these and comment accordingly

Comment on Form LPR PB2 (I can e-mail it to you: **Provide e-mail to me**)

Use 1 Form B for each Policy

Submit **BEFORE 12 noon Friday, May 31, 2024**

Can submit by e-mail: address on back of form: [localplans@sstaffs.gov.uk](mailto:localplans@sstaffs.gov.uk)

Keep copies and proof of sending

**PARISH COUNCIL: Can we:**

**Identify and appoint Expert Planning Consultant to submit PC Objections (alongside OURS) and provide Expert Opinion to Inspector??**