

## The Planning Inspectorate

### QUESTIONNAIRE (s174) ENFORCEMENT NOTICE (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. Any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

Appeal Reference

APP/C3430/C/21/3283004

Appeal By

MR JOHN IRELAND SENIOR

Site Address

Teddesley Road  
Acton Trussell  
ST19 5RH

#### PART 1

1.a. Do you agree to the written representation procedure?

Yes ☐ No ☒

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at;

Inquiry ☐ Hearing ☒

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?

Yes ☐ No ☒

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes ☒ No ☐

To fully assess the appeal site the Inspector would need to go on to land as it is a large site

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes ☒ No ☐

Please describe:

There are 2 dogs on site and so the Appellant needs to secure the dogs prior to site visit

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself?

Yes ☐ No ☒

#### PART 2

3. Are there any related appeals currently before the Secretary of State, e.g. under s.78, 174 or 195 of the Town and Country Planning Act 1990, s20 or 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or orders under s102 of the Town and Country Planning Act 1990? If yes please provide reference number(s)

Yes ☐ No ☒

4.a. Has the local planning authority received the correct fee payable for the deemed planning application/ground (a) to be considered?

Yes ☒ No ☐

5.a. Is the appeal site within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5.b. Is the appeal site adjacent to a conservation area?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

Please give the name of the conservation area, provide a plan and indicate when the conservation area was designated.

Conservation area:

Designated:

Please select from the options below:

☒ [see 'Questionnaire Documents' section](#)

### PART 3

6.a. Does the notice relate to building, engineering, mining or other operations?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
---	-----	--	--------------------------

If YES, please state the area of the site shown in the notice plan, in hectares.

6.b. Is the area of the alleged breach different from the above?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
6.c. Does the alleged breach create any floor space?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

Does the enforcement notice relate to a change of use of land to use for:

7.a. the disposal of refuse or waste materials?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
7.b. the deposit of materials remaining after mineral extraction?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
7.c. the storage of minerals in the open?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. If the enforcement notice relates to the erection of a building or buildings, is it accepted that their use is for purposes of agriculture on land used for agricultural purposes (not necessarily an agricultural unit as defined in the Agriculture Act (1947))?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9. Does the enforcement notice relate to the erection/change of use of a building which is a single private dwellinghouse, as defined in Regulation 2(1) of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

### PART 4

10. Has the local planning authority made a Local Development Order under sections 61A to 61C of the Town and Country Planning Act 1990 (as inserted by section 40 of the Planning and Compulsory Purchase Act 2004) in relation to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
11. Has any planning permission been granted previously in respect of the development?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13. Has a planning contravention notice been served?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.a. the appeal site is within 67 METRES OF A TRUNK ROAD?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

14.b. the appeal site is CROWN LAND (as defined in s293 of the Act)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.c. a STOP NOTICE has been served in addition to the enforcement notice?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If YES, please provide a copy of the stop notice.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
14.d. the appeal site is in or adjacent to or likely to affect a SSSI?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.e. any protected species are likely to be affected by the alleged development?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.f. the appeal site is in a Green Belt or AONB?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If YES, please state which one (name).			
West Midlands Green Belt			
14.g. any part of the site is subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.h. the appeal site is within 400m of an area of underground or surface mineral interest?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.i. the appeal site is within 250m of a waste landfill site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.j. does the development affect the setting of a listed building or ancient monument?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.k. has importation of waste materials been involved in the development?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.l. does the appeal involve persons claiming gypsy/traveller status, whether or not this is accepted by the planning authority?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

<b>PART 5</b>			
16.a. Is the appeal site subject to an ARTICLE 4 Direction?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have any development rights been restricted by means of a planning condition?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the development relate to operational development for a disabled person, as defined by s29 of the National Assistance Act 1948?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19. Will any consultation be carried out on the possibility of planning permission being granted if the appeal is confirmed as valid?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Schedule 1</b>			
20.a. Is the alleged development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Schedule 2</b>			
20.b.i. Is the development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Environmental Statement (ES)</b>			
20.e. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

<b>PART 6</b>			
---------------	--	--	--

21.a. a copy of the letter with which you notified people about the appeal.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
21.b. a list of the people you notified and the deadline you gave for their comments to be sent to us.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
the deadline you gave for their comments to be sent to us.	16/12/2021
21.c. the planning officer's report to committee or delegated report and any other relevant document/minutes.	<input type="checkbox"/>
21.d. where ground (a) (s174) has been pleaded and any fee required has been paid, a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this now, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement.	<input type="checkbox"/>
<b>Policies/Planning Guidance</b>	
22.a. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). You must include the front page, the title and date of approval/adoption, and the status of the plan. Copies of the policies should include the relevant supporting text.	<input checked="" type="checkbox"/>
List of policies	
CS1, EQ 3,4,7,8,9,11,12, EV 11,12, GB1, H6 and Strategic Objectives 1 & 2	
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
22.b. extracts of any relevant policies which have been 'saved' by way of a Direction.	<input type="checkbox"/>
22.c. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted, and if so when.	<input type="checkbox"/>
22.d. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached.	<input type="checkbox"/>
22.e. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;	<input type="checkbox"/>
22.f. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;	<input type="checkbox"/>
22.g. your Authority's CIL charging schedule is being/has been examined;	<input type="checkbox"/>
22.h. your Authority's CIL charging schedule has been/is likely to be adopted.	<input type="checkbox"/>
22.i. any other relevant information or correspondence you consider we should know about.	<input type="checkbox"/>
<b>PART 7</b>	
23. A true copy of the Enforcement Notice	

☒ see 'Questionnaire Documents' section

25. A list of those served with the Notice

☒ see 'Questionnaire Documents' section

26. Do you wish to attach your statement of case?

Yes

☐ No



### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

21/00259/UNDEV

Completed by

Catherine Gutteridge

On behalf of

South Staffordshire District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Salindra Kumar

Phone no (including dialling code)

01902696274

Email

Appeals@sstaffs.gov.uk

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/C3430/C/21/3283004

Appeal By MR JOHN IRELAND SENIOR

Site Address  
Teddlesley Road  
Acton Trussell  
ST19 5RH

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 2

**Document Description:** 4.a. Plan of the Conservation Area.

**File name:** 7 Conservation area map.pdf

**Relates to Section:** PART 4

**Document Description:** 14.c. A copy of the stop notice.

**File name:** 4 Temporary Stop Notice with plan.pdf

**Relates to Section:** PART 6

**Document Description:** 21.a. A copy of the letter with which you notified people about the appeal.

**File name:** 6 Appeal notification ENF.pdf

**Relates to Section:** PART 6

**Document Description:** 21.b. A list of the people you notified and the deadline you gave for their comments to be sent to us.

**File name:** 5 LOIP - Acton Trussell, Bednall & Teddesley Hay.pdf

**Relates to Section:** PART 6

**Document Description:** 22.a. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

**File name:** 2 Core strategy front page.pdf

**File name:** 2a All policies.pdf

**Relates to Section:** PART 7

**Document Description:** 23. A true copy of the Enforcement Notice.

**File name:** 3 Enforcement notice and plan.pdf

**Relates to Section:** PART 7

**Document Description:** 25. A list of those served with the Notice.

**File name:** 8 List of those served with notice.pdf

**Completed by** Not Set

**Date** 23/11/2021 16:43:55

**LPA** South Staffordshire District Council

A Local Plan for  
South Staffordshire

# **Core Strategy Development Plan Document**

**Adopted 11<sup>th</sup> December 2012**

South Staffordshire Council

policies.

### **Explanation**

- 10.4 The design of buildings and spaces can make a significant contribution towards reducing the scope for crime, and create more pleasant and reassuring environments in which to live, work and play. The opportunities for crime to occur can be minimised by designing and planning out crime in new development. The Council supports the national guidance 'Secured By Design' and will continue to work with Staffordshire Police architectural liaison officer in relation to the design and layout of development proposals.
- 10.5 The Council will also continue to support the work of the Staffordshire Fire and Rescue Service in the delivery of services and initiatives that ensure that our residents and businesses are safe and secure including support for the provision of new and enhanced infrastructure. Deficits in the provision of community safety infrastructure such as fire stations will be identified in the Infrastructure Delivery Plan.

### **Key Evidence**

Sustainable Community Strategy 2008 – 2020  
South Staffordshire Council Plan 2012 – 2016  
Community Safety Partnership Plan 2008 – 2011  
Locality Area Profiles  
Infrastructure Delivery Plan (IDP) 2010

### **Delivery and Monitoring**

Through the Development Management process  
Community Safety Partnership Delivery Plans  
Working with the Police, Fire and Rescue and other key partners  
LSP Delivery Plans  
Infrastructure Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Development Policies**

- 10.6 The following Development Policy supports Core Policy 13.

#### **Policy CS1: Designing Out Crime**

In accordance with Core Policy 13, the design of development must include means of reducing the opportunities for crime and anti-social behaviour,



and must also seek to reduce the potential for fear of crime.

This will include support for:

- a) social facilities to be provided in locations which can be adequately controlled and supervised;
- b) development to be designed to increase natural surveillance of public and private spaces, with continuous public surveillance as an alternative;
- c) liaison with the Police to design out crime and fear of crime in specific schemes which also meet other design objectives in Policy EQ11.

Development proposals should be consistent with other local planning policies.

- 10.7 Core Policy 13 sets out the strategic policy for community safety that supports the aims and objectives of the Sustainable Community Strategy and the Community Safety Partnership Plan. The above Policy provides further detail on the design of development and 'Secured by Design', and in turn supports Policy EQ11 covering wider design considerations.

### **Key Evidence**

Sustainable Community Strategy 2008 – 2020  
South Staffordshire Council Plan 2012 – 2016  
Community Safety Partnership Plan 2008 - 2011  
Locality Area Profiles

### **Delivery and Monitoring**

Through the Development Management process  
Community Safety Partnership Delivery Plans  
Working with the Police, Fire and Rescue Service and other key partners  
LSP Delivery Plans

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

**Policy EQ3: Conservation, Preservation and Protection of Heritage Assets**

The conservation and enhancement of South Staffordshire's historic environment will be achieved by a number of means:

a) The Council will establish, review and maintain records of known heritage assets including:

- Listed buildings
- Scheduled Ancient Monuments
- Conservation Areas
- Registered Parks and Gardens
- Buildings of Special Local Interest (a 'local list')
- Undesignated heritage assets
- Other historic landscapes

and will support and encourage ever greater appreciation, knowledge and enjoyment of the District's historic environment and heritage assets through:

- joint working with local communities and interest groups such as civic and historical societies;
- the continual development and refinement of the Local List; and
- interaction with the County Council's Historic Environment Record (HER).

b) The Council will support and encourage measures which secure the improved maintenance, management and sustainable reuse of heritage assets, particularly those which are identified nationally or locally as being at risk. Where necessary an assessment will be made of whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

c) The Council will ensure that development which affects a heritage asset or its setting will be informed by a proportionate assessment of the significance of the asset, including its setting, which is likely to be affected by the proposals. These will be judged by considering the extent to which an asset's archaeological, architectural, historic or artistic interest will be harmed, including its conservation, in the interest of present and future generations.

d) In the case of development in a conservation area proposals will be considered against any management plan and appraisal adopted for that area.

e) The Council will consider the significance and setting of all proposed works to heritage assets, informed by relevant guidance that is supported by English Heritage. In addition the following principles will be adhered to:

- minimising the loss and disturbance of historic materials
- using appropriate materials, and
- ensuring alterations are reversible

f) The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.

Heritage assets including Listed Buildings (and those on a local list) Registered Parks and Gardens (and other historic landscapes) Conservation Areas and Scheduled Ancient Monuments are identified on the Policies Map and Inset Plans.

Development proposals should be consistent with the NPPF, the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions) and other local planning policies.

### **Explanation**

- 7.15 South Staffordshire's historic environment is a rich and varied, finite and vulnerable resource which results from the District's evolution over thousands of years. It includes natural and man-made landscapes as well as the historic built environment. The inevitable and continuous processes of change and development create pressures on this resource and policies are needed to ensure its continued conservation.
- 7.16 Recent changes in national policy have introduced two terms to encompass this very broad spectrum. "Designated heritage assets" include Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas; whilst "Heritage assets" are essentially those identified by the Council in its decision making processes and include local listings.
- 7.17 In order to ensure that the historic environment has a sustainable future it is essential that decisions are informed by a sound evidence base. This is wide ranging and includes Staffordshire County Council's Historic Environment Records, Historic Characterisation and Landscape Characterisation mapping, Extensive Urban Surveys (for towns and villages with a market charter) and, in conjunction with English Heritage, the West Midlands Farmsteads and Landscapes Project Survey.
- 7.18 The Council commissioned appraisals of its 11 village conservation areas. These informed the production of Management Plans for each area, which will be reviewed and updated every 5 years. This will ensure an up-to-date basis for planning decisions in these conservation areas. In addition the County Council has completed a series of Historic Environment Character Assessments for 14 of the District's villages. This, together with the Council's

own survey work, will help to explain how the historic built environment has evolved and to identify buildings for the local list.

- 7.19 This comprehensive evidence base will emerge as a Supplementary Planning Document which encompasses the Historic Environment, identifying the main issues, and will also be used to inform and refresh the Village Design Guide.
- 7.20 In order to ensure that buildings at risk are saved or not degraded further, sometimes 'enabling development' is the only viable option. In this case paragraph (b) of this policy will be used in conjunction with guidance 'Enabling Development and the Conservation of Significant Places' issued by English Heritage in 2008 or subsequent guidance for enabling development.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
Conservation Area Appraisals and Management Plans 2010  
Village Design Guide SPD 2009  
Buildings of Special Local Interest (on going)  
Historic Environment Character Assessment 2011  
Assessment of Physical and Environmental Constraints 2009  
West Midlands Farmsteads and Landscapes Project 2010

### **Delivery and Monitoring**

Through the Development Management process in consultation with English Heritage, the County Council and other partners  
Conservation and Design advice  
Conservation Area Management Plans  
Village Design Guide SPD (or subsequent revisions)  
Historic Environment SPD  
LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape**

The intrinsic rural character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Trees, veteran trees, woodland, ancient woodland and hedgerows should be protected from damage and retained unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. For visual and ecological reasons, new and replacement planting should be of locally native species.

The Council will encourage and support the creation of new woodlands



own survey work, will help to explain how the historic built environment has evolved and to identify buildings for the local list.

- 7.19 This comprehensive evidence base will emerge as a Supplementary Planning Document which encompasses the Historic Environment, identifying the main issues, and will also be used to inform and refresh the Village Design Guide.
- 7.20 In order to ensure that buildings at risk are saved or not degraded further, sometimes 'enabling development' is the only viable option. In this case paragraph (b) of this policy will be used in conjunction with guidance 'Enabling Development and the Conservation of Significant Places' issued by English Heritage in 2008 or subsequent guidance for enabling development.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
Conservation Area Appraisals and Management Plans 2010  
Village Design Guide SPD 2009  
Buildings of Special Local Interest (on going)  
Historic Environment Character Assessment 2011  
Assessment of Physical and Environmental Constraints 2009  
West Midlands Farmsteads and Landscapes Project 2010

### **Delivery and Monitoring**

Through the Development Management process in consultation with English Heritage, the County Council and other partners  
Conservation and Design advice  
Conservation Area Management Plans  
Village Design Guide SPD(or subsequent revisions)  
Historic Environment SPD  
LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape**

The intrinsic rural character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Trees, veteran trees, woodland, ancient woodland and hedgerows should be protected from damage and retained unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved. For visual and ecological reasons, new and replacement planting should be of locally native species.

The Council will encourage and support the creation of new woodlands

and the management of existing woodlands particularly where they contribute to community forestry. Reference should be made to the Council's Tree and Woodland Strategy.

Throughout the District, the design and location of new development should take account of the characteristics and sensitivity of the landscape and its surroundings, and not have a detrimental effect on the immediate environment and on any important medium and long distance views.

The siting, scale, and design of new development will need to take full account of the nature and distinctive qualities of the local landscape. The use of techniques, such as landscape character analysis, to establish the local importance and the key features that should be protected and enhanced, will be supported.

Proposals should retain and strengthen the components of landscape character and local distinctiveness, with particular attention to the detailing of any proposal and its relationship with existing buildings, features and vegetation. Proposals within the Historic Landscape Areas (HLA) defined on the Policies Map should have special regard to the desirability of conserving and enhancing the historic landscape character, important landscape features and the setting of the HLA. The County Council's Landscape Character Assessment and Historic Landscape Characterisation will provide an informed framework for the decision making process.

Where possible, opportunities should be taken to add character and distinctiveness through the contribution of new landscape features, particularly to landscapes which have been degraded.

Development within the Cannock Chase Area of Outstanding Natural Beauty (AONB) and its setting as shown on the Policies Map will be subject to special scrutiny, in accordance with national policy and any additional guidance, in order to conserve and enhance the landscape, nature conservation and recreation interests of the area.

Proposals that contribute to the objectives of the Cannock Chase AONB Management Plan, the Forest of Mercia and other local initiatives that will contribute to enhancing landscape character will be supported.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions), the Supplementary Planning Documents on Landscape Character and Biodiversity and other local planning policies.

### **Explanation**

- 7.21 The landscape of South Staffordshire is rich and varied and includes part of the Cannock Chase Area of Outstanding Natural Beauty (AONB). It is an important objective of the Core Strategy to protect the character and appearance of the landscape and conserve this heritage for the future. The

NPPF states that the highest status of protection in relation to landscape and scenic beauty should be given to AONBs, and the extent of the Cannock Chase AONB, to which the national policy applies, is shown on the Policies Map.

- 7.22 There are 13 historic parklands and gardens in South Staffordshire, at Chillington, Enville, Four Ashes, Hatherton, Hilton, Himley/Wodehouse, Somerford, Stretton, Teddesley, Patshull, Prestwood, Wergs and Weston. The parklands at Chillington Hall, Enville, and Weston Park are of particularly high quality and have been identified as Grade ii\* in the National Register of Historic Parks and Gardens by English Heritage. Patshull Hall and Himley Hall have been identified as Grade ii.
- 7.23 Historic parklands are valuable heritage assets and important to the distinctive rural character of South Staffordshire. They may contain avenues of trees, woodlands, individual veteran trees, areas of wood pasture, lakes and other water features, historic earthworks, moats, hedges, banks and green lanes which are all valuable habitats for wildlife. They also have potential for environmental education and tourism, as well as contributing to the attractiveness of the landscape.
- 7.24 The historic parklands and gardens in South Staffordshire, including those designated as Registered Parks and Gardens have been designated as 'Historic Landscape Areas' (HLAs) to protect them from inappropriate development and management. The principle of the HLAs was first established in the 1996 Local Plan and has been carried forward into the new local planning strategy to ensure that these areas are retained for the future.
- 7.25 The Council will encourage and support the conservation, enhancement and sustainable management of these heritage assets through the preparation of conservation management plans. The Council will work with landowners, English Heritage, the Staffordshire Gardens and Parks Trust, the Garden History Society, Natural England, Staffordshire Wildlife Trust and Staffordshire County Council on matters relating to historic parklands and gardens.
- 7.26 The Policy is consistent with the NPPF. Any development which will have an impact on the landscape should address the intrinsic character of its surroundings, and seek where possible to retain and strengthen the intrinsic character of areas. Landscape character analysis will be an important technique in many circumstances, utilising detailed work already undertaken by Staffordshire County Council in the Supplementary Planning Document 'Planning for Landscape Change' and work on historic landscape characterisation. More detailed guidance on landscape character will be included in a Supplementary Planning Document.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
Planning for Landscape Change – Staffordshire County Council SPG 1996-2011



### **Key Evidence**

Staffordshire County-wide Renewable / Low Carbon Energy Study 2010  
Southern Staffordshire Outline Water Cycle Study 2010  
Southern Staffordshire Surface Water Management Plan Phase 1 2010  
South Staffordshire Strategic Flood Risk Assessment Level 1 2008  
South Staffordshire Climate Change Strategy and Action Plan 2008

### **Delivery and Monitoring**

Through the Development Management process in consultation with  
Environment Agency and other partners  
South Staffordshire Climate Change Strategy Action Plan  
LSP Environmental Quality Delivery Plan  
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in  
Appendix 1.

### **Policy EQ7: Water Quality**

Development will be permitted where proposals do not have a negative impact on water quality, either directly through pollution of surface or groundwater or indirectly through overloading of Wastewater Treatment Works. Consultation must be held with Severn Trent Water ahead of the progression of any potential development to ensure appropriate wastewater infrastructure is in place in sufficient time, particularly where potential development will depend on Codsall, Penkridge and Wombourne Wastewater Treatment Works where there is a known capacity restriction.

Further site specific analysis of any development proposals located in proximity or upstream of environmentally significant sites, including Sites of Special Scientific Interest (SSSIs), and European Sites including Motte Meadows Special Area of Conservation (SAC) will be required in order to validate any relevant planning application to demonstrate that the development will have no adverse effect on environmentally significant sites. Non mains drainage will not be permitted where it is likely to cause adverse effects at sensitive ecological sites. In line with objectives of the Water Framework Directive (WFD), development proposals must not adversely affect the water quality of waterbodies in the District and wherever possible take measures to improve it.

All planning applications must include a suitable Sustainable Drainage (SUDs) scheme, and greater detail will be considered in a Sustainable Development Supplementary Planning Document. Developers are advised to refer to the guidance on SUDs contained in section 4.3 of the Southern

**Staffordshire Outline Water Cycle Study.**

Development proposals should be consistent with other local planning policies.

**Explanation**

- 7.46 Evidence from the Water Cycle Study and Surface Water Management Plan has indicated that the implementation of key water management techniques will be necessary to ensure that current resources are not stretched and that the water environment is not negatively impacted by development. The recommendations for this policy are taken from the evidence base as reported in the Water Cycle Study and through discussions with the Environment Agency and Natural England. The above policy is written to ensure that development causes no negative impact upon the waterbodies in the District in line with the requirements of the EU Water Framework Directive. The Water Cycle Study identifies the Back Brook and Wom Brook as currently having low water quality. The River Sow, River Stour, River Worfe and Wom Brook have been identified as having 'poor' ecological status in the River Basin Management Plan, and the Back Brook, Church Eaton Brook, River Penk, River Tame, Saredon Brook and Smestow Brook as having 'moderate' ecological status. Potential developments within the catchments of these watercourses may be impacted by abstraction and wastewater treatment limitations and should be discussed with Severn Trent Water Limited and the Environment Agency at the earliest opportunity. The WFD sets a target of achieving at least 'good status' or 'good potential' in all waterbodies by 2015. Severn Trent Water is a regulated business with statutory responsibilities for the provision of water and waste water treatment services in much of South Staffordshire. South Staffordshire Water is also responsible for public water supply in parts of the District.

**Key Evidence**

Southern Staffordshire Outline Water Cycle Study 2010  
Southern Staffordshire Surface Water Management Plan Phase 1 2010  
South Staffordshire Strategic Flood Risk Assessment Level 1 2008  
South Staffordshire Climate Change Strategy and Action Plan 2008  
Evidence Base relating to Cannock Chase SAC and the Appropriate Assessment of Local Authority Core Strategies 2010  
Hatherton Canal Restoration Feasibility Report 2006  
Hatherton Canal Restoration Supplementary Feasibility Report 2009  
Planning for Landscape Change, Staffordshire County Council SPG 1996 - 2011  
Habitats Regulation Assessment Review of the Core Strategy  
Humber River Basin Management Plan 2009  
Severn River Basin Management Plan 2009  
Draft Phase 2 Surface Water Management Plan for Penkridge Village 2011

### **Delivery and Monitoring**

Through the Development Management process in consultation with Environment Agency and other partners  
LSP Environmental Quality Delivery Plan  
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ8: Waste**

Development and activities must support the minimisation of waste together with the efficient use of materials, and in particular assist in the delivery of the priorities of the waste hierarchy – which seeks first to promote the reduction of waste, followed by its re-use, then recycling and composting, followed by energy recovery, before finally accepting its disposal as a last resort.

Support will be given for the provision of well designed recycling facilities and recycling collection points, in locations accessible to all members of the communities that are served.

Development must make appropriate provision for recycling facilities and the storage and collection of waste. Development should provide for on-site recycling, and seek to re-use building construction and demolition waste.

Proposals for waste facilities should be in accordance with the policies in the Staffordshire Waste Local Plan and the replacement Staffordshire and Stoke-on-Trent Joint Waste Core Strategy.

Development proposals should be consistent with other local planning policies.

### **Explanation**

- 7.47 The County Council is preparing a Waste Core Strategy which will set out the vision, objectives and Spatial Strategy for future waste related development within Staffordshire for the next 15 years. This strategy will form part of the Development Plan for the District.
- 7.48 The Policy sets out the principles of waste management to support the County Council's Waste Core Strategy and to express the national approach to waste issues set out in Planning Policy Statement 10 (PPS10) 'Planning for Sustainable Waste Management'. The Policy supports minimisation of waste

and the provision of recycling facilities in new development. These need to be well-designed, in terms of efficiency and encouragement of use, and located in sustainable locations (particularly village centres, where use can be associated with the purpose of other trips). Reflecting other Local Plan policies, development proposals should minimise environmental and visual impact, and respect the interests of nature conservation and the historic environment.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
South Staffordshire Climate Change Strategy and Action Plan 2008  
South Staffordshire Waste Strategy 2009  
Staffordshire and Stoke-on-Trent Waste Core Strategy 2010 - 2026

### **Delivery and Monitoring**

Through the Development Management process in consultation with  
Environment Agency and other partners  
LSP Environmental Quality Delivery Plan  
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ9: Protecting Residential Amenity**

All development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.

Noise sensitive developments such as housing development will not be permitted in the vicinity of established noise generating uses where potential for harmful noise levels is known to exist unless measures to suppress noise sources can be provided through condition or legal agreement.

Development likely to generate harmful noise levels will be directed to appropriate locations away from known noise sensitive locations and noise sensitive habitats unless measures to suppress noise can be provided for the life of the development through legal agreement.

Sensitive developments such as housing will not be permitted in the vicinity of established sources of pollution which may give rise to harm to the amenity of occupants. Proposals involving the reuse and conversion of redundant agricultural buildings to residential use should not take place where agricultural use involving the keeping of animals or associated

and the provision of recycling facilities in new development. These need to be well-designed, in terms of efficiency and encouragement of use, and located in sustainable locations (particularly village centres, where use can be associated with the purpose of other trips). Reflecting other Local Plan policies, development proposals should minimise environmental and visual impact, and respect the interests of nature conservation and the historic environment.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
South Staffordshire Climate Change Strategy and Action Plan 2008  
South Staffordshire Waste Strategy 2009  
Staffordshire and Stoke-on-Trent Waste Core Strategy 2010 – 2026

### **Delivery and Monitoring**

Through the Development Management process in consultation with  
Environment Agency and other partners  
LSP Environmental Quality Delivery Plan  
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ9: Protecting Residential Amenity**

All development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.

Noise sensitive developments such as housing development will not be permitted in the vicinity of established noise generating uses where potential for harmful noise levels is known to exist unless measures to suppress noise sources can be provided through condition or legal agreement.

Development likely to generate harmful noise levels will be directed to appropriate locations away from known noise sensitive locations and noise sensitive habitats unless measures to suppress noise can be provided for the life of the development through legal agreement.

Sensitive developments such as housing will not be permitted in the vicinity of established sources of pollution which may give rise to harm to the amenity of occupants. Proposals involving the reuse and conversion of redundant agricultural buildings to residential use should not take place where agricultural use involving the keeping of animals or associated

waste is to be retained in adjacent buildings.

Development likely to harm the amenity of neighbouring residents will be directed to appropriate locations away from known sensitive locations.

Development must not unacceptably reduce the existing level of amenity space about buildings, particularly dwellings, and not unacceptably affect the amenity of residents or occupants.

Development proposals should be consistent with other local planning policies.

### **Explanation**

- 7.49 The NPPF sets out the key role of the planning system to deliver sustainable development, including the role of planning in relation to the protection of amenity. The above Policy sets out the general principles relating to residential amenity particularly in respect of important issues such as privacy, noise and disturbance and pollution including the amenity of residents living adjacent to buildings in agricultural use. The policy also considers reasonable levels of private amenity space and seeks to safeguard the amenity of neighbours.

### **Key Evidence**

South Staffordshire Contaminated Land Strategy 2001  
Air Quality Updating and Screening Assessment 2009

### **Delivery and Monitoring**

Through the Development Management process in consultation with  
Environment Agency and other partners  
Air Quality Management Areas  
LSP Environmental Quality Delivery Plan  
Village Design Guide SPD (or subsequent revisions)

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ10: Hazardous and Environmentally Sensitive Development**

The public, land uses and the natural environment will be protected from the actual or potential effects of hazardous or other activities likely to be detrimental to public health or amenity.

Village Design Guide SPD 2009  
Conservation Area Appraisals and Management Plans 2010  
Open Space Strategy 2009

### **Delivery and Monitoring**

Through Development Policy EQ13  
LSP Environmental Quality Delivery Plan  
Conservation Area Management Plans  
Village Design Guide SPD (or subsequent revisions)

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Development Policies**

7.58 The following Development Policies support Core Policy 4.

#### **Policy EQ11: Wider Design Considerations**

The design of all developments must be of the highest quality and the submission of design statements supporting and explaining the design components of proposals will be required. Proposals should be consistent with the design guidance set out in the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions) and be informed by any other local design statements.

Development proposals must seek to achieve creative and sustainable designs that take into account local character and distinctiveness, and reflect the principles set out below. The Council will encourage innovative design solutions.

##### **A. Use**

- a) mixed use developments will be encouraged where the uses are compatible with and complementary to each other and to other uses in the existing community, and where the development will help support a range of services and public transport (existing or new);
- b) proposals should where possible promote a density and mix of uses which create vitality and interest where appropriate to their setting;

##### **B. Movement**

- c) opportunities should be taken to create and preserve layouts giving a choice of easy and alternative interconnecting routes, including access to facilities and public transport and offer a safe, attractive environment for all users;

- d) provision should be made, especially within the proximity of homes, for safe and attractive walking and cycling conditions, including the provision of footpath links, cycleways and cycle parking facilities, and links to green infrastructure in accordance with Policies EV11 and HWB2;

**C. Form**

- e) proposals should respect local character and distinctiveness including that of the surrounding development and landscape, in accordance with Policy EQ4, by enhancing the positive attributes whilst mitigating the negative aspects;
- f) in terms of scale, volume, massing and materials, development should contribute positively to the streetscene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area;
- g) development should relate to and respect any historic context of the site, including plot patterns and street layout taking account of the guidance contained in Policy EQ3;
- h) development within or adjacent to a waterway corridor should take advantage of the waterside setting with an appropriate green corridor taking account of the aims and objectives of Policy HWB2;
- i) development should take every opportunity to create good design that respects and safeguards key views, visual amenity, roofscapes, landmarks, and focal points;
- j) development should take account of traditional design and forms of construction where appropriate, and avoid the use of inappropriate details;
- k) development should incorporate high quality building design and detailing, with particular attention given to appropriately designed elements;
- l) development must ensure a high standard of access for all and that safe and easy access is available to all potential users, regardless of ability, age or gender;
- m) sustainable forms of development should be designed, incorporating renewable energy use, minimising waste production and providing opportunities for recycling, and minimising pollution. Development should seek to minimise water use including the incorporation of water recycling and harvesting, and ensure the use of Sustainable Drainage Systems (SUDS). Use or re-use of sustainable materials will be encouraged. Orientation and layout of development should maximise the potential for passive solar heating, taking account of the implications of solar heat gain;



#### **D. Space**

- n) proposals should create pedestrian-friendly places that allow for necessary vehicular access;
- o) places should be safe and secure, with effective natural surveillance;
- p) well designed private and semi-private open space should be incorporated for all buildings, appropriate to the character of the area;
- q) opportunities should be taken to support the development of a varied network of attractive, and usable publicly accessible spaces;
- r) provision for parking should where possible be made in discreet but planned locations within the development;
- s) design should seek to retain existing important species and habitats and maximise opportunities for habitat enhancement, creation and management in accordance with Policy EQ1.

The Council's Space About Dwelling standards are set out in Appendix 6.

Development proposals should be consistent with other local planning policies.

#### **Explanation**

- 7.59 The Council attaches significant importance to securing a high level of design quality in the District and this is reflected in the adopted Village Design Guide SPD (or subsequent revisions). The NPPF also refers to the importance of achieving high quality and inclusive design and the CABI publication "Making Design Policy Work" highlights a number of important issues to take into account in developing a policy approach to design.
- 7.60 The design guidance set out in the above Policy identifies the importance of local character and distinctiveness, and gives guidance on achieving sustainable development, use, movement, form and space. Achieving safe designs will be important and issues relating to community safety are addressed in Core Policy 13 and Policy CS1.

#### **Key Evidence**

Sustainable Community Strategy 2008 – 2020  
 Southern Staffordshire Surface Water Management Plan Phase 1 2010  
 Planning for Landscape Change – Staffordshire County Council SPG 1996-

2011  
South Staffordshire Landscape Assessment 2003  
Historic Environment Character Assessment 2011  
Village Design Guide SPD 2009  
Conservation Area Appraisals and Management Plans 2010  
Open Space Strategy 2009

### **Delivery and Monitoring**

Through the Development Management process  
LSP Environmental Quality Delivery Plan  
Village Design Guide SPD (or subsequent revisions)  
Conservation Area Management Plans  
Open Space Strategy Action Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy EQ12: Landscaping**

Landscaping of new development must be an integral part of the overall design, which complements and enhances the development and the wider area, and:

- a) creates a visually pleasant, sustainable and biodiversity rich environment;
- b) provides for sustainable solutions including the use of Sustainable Drainage Systems (SUDS). Designs should respond to the potential implications of climate change;
- c) protects and enhances key landscape features;
- d) creates new features and areas of open space that reflect local landscape character;
- e) contributes to character, appearance and sense of place;
- f) promotes a public realm which is attractive and safe.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions), the Supplementary Planning Documents on Landscape Character and Biodiversity and other local planning policies.

### **Explanation**

- 7.61 The NPPF stresses the importance of giving due consideration to landscaping issues. The above Policy provides specific guidance on landscaping and stresses the need to ensure appropriate landscaping for all developments. It is important to achieve landscaping which protects and enhances key landscape features, and can take advantage of them, and that creates natural and sustainable features which contribute to biodiversity, and in terms of public realm are rich in identity, and are attractive and safe.
- 7.62 Sustainability considerations are also key elements of the policy including the use of Sustainable Drainage Systems (SUDS) and sustainable construction methods. Landscape designs should take into account the implications of climate change through species selection and by planting that provides for additional shade or winter solar gain. Further guidance on detailed landscaping and sustainability issues will be given in a Supplementary Planning Document on Landscape Character.

### **Key Evidence**

Sustainable Community Strategy 2008 – 2020  
South Staffordshire Climate Change Strategy and Action Plan 2009  
Southern Staffordshire Surface Water Management Plan Phase 1 2010  
Planning for Landscape Change – Staffordshire County Council SPG 1996-2011  
South Staffordshire Landscape Assessment 2003  
Open Space Strategy 2009

### **Delivery and Monitoring**

Through the Development Management process  
Landscape Character SPD  
Open Space Strategy Action Plan  
LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

## **Infrastructure Delivery**

### **Introduction**

- 7.63 The term infrastructure is broadly used to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

- **Physical Infrastructure:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water,

### **Policy GB1: Development in the Green Belt**

Within the South Staffordshire portion of the West Midlands Green Belt as defined on the Policies Map, development acceptable within the terms of national planning policy set out in the NPPF will normally be permitted where the proposed development is for either:

**A.** A new or extended building, provided it is for:

- a) purposes directly related to agriculture or forestry; or
- b) appropriate small-scale facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with its purposes; or
- c) affordable housing where there is a proven local need in accordance with Policy H2; or
- d) limited infilling\* and limited extension(s), alteration or replacement of an existing building where the extension(s) or alterations are not disproportionate to the size of the original building, and in the case of a replacement building the new building is not materially larger than the building it replaces. Guidance in these matters will be contained in the Green Belt and Open Countryside Supplementary Planning Document (SPD).

**B.** The re-use of a building provided that:

- e) the proposed use of any building (taking into account the size of any extensions, rebuilding or required alterations), would not harm the openness of the Green Belt or the fulfilment of its purposes.

**C.** Changes of Use of Land:

- f) the carrying out of engineering or other operations, or the making of a material change of use of land, where the works or use proposed would have no material effect on the openness of the Green Belt, or the fulfilment of its purposes.

**D.** Development brought forward under a Community Right to Build Order.

Development proposals should be consistent with other local planning policies.

*\*Footnote: Limited infilling is defined as the filling of small gaps (1 or 2 buildings) within a built up frontage of development which would not exceed the height of the existing buildings, not lead to a major increase in the developed proportion of the site, or have a greater impact on the openness of the Green Belt and the purpose of including land within it.*

Extra Care bed spaces. The Council will continue to work closely with the County Council for the provision of Extra Care facilities in the District to ensure that we are directing our efforts and resources to where they are most needed. Deficits in provision will be identified in the Infrastructure Delivery Plan (IDP).

- 8.31 In the Site Allocations DPD each site will have an individual development brief to identify the housing mix required, which will be informed by viability assessments to ensure that the requirements are achievable. This will be evidenced through the completion of a refreshed Housing Market Assessment. Local housing market studies will also underpin the consideration of housing mix on planning applications through the Development Management process.

### **Key Evidence**

Sustainable Community Strategy 2008 - 2020  
LSP Housing Strategy 2009 - 2012  
Older Persons Strategy 2007  
Staffordshire Flexi Care Strategy 2010 - 2015

### **Delivery and Monitoring**

Through the Development Management process  
LSP Housing Strategy Delivery Plan  
Working with the County Council and other partners  
Infrastructure Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

### **Policy H6: Gypsies, Travellers and Travelling Showpeople**

The Council will meet the accommodation needs of Gypsies, Travellers & Travelling Showpeople as set out in the Gypsy and Traveller Accommodation Assessment 2008 GTAA and seek to maintain a 5 year supply of specific deliverable sites identified on an annual basis: -

Accommodation	2007-2012	2012-2016	2016-2021	2021-2026	2026-2028
Residential Pitches	32	15	17	15	6
Transit Pitches	5	NA	NA	NA	NA
Travelling Showpeople plots	13	1	2	2	1
Total	50	16	19	17	7

The Council will grant planning permission in suitable locations for additional pitches and allocate suitable sites in the Site Allocations DPD in accordance with the National Planning Policy for Traveller Sites, the NPPF and the following criteria:

1. The intended occupants must meet the definition of Gypsies & Travellers or Travelling Showpeople as set out in Annex 1 of National Planning Policy for Traveller Sites; and
2. Essential services such as power, water sewerage, drainage and waste disposal are either available or can be provided to service the site; and
3. The site will be well designed and landscaped to give privacy between pitches; for the occupiers of the site and between the site and adjacent users to protect the amenities of the occupiers of the site and the amenities of neighbouring residential properties, including 'boaters'; and
4. Transit sites should have good access to the strategic highway network; and
5. Sites for Travelling Showpeople will be large enough to accommodate ancillary yards for business uses and be located in areas where there is no unacceptable impact on neighbouring residential properties, including 'boaters', by reason of air pollution, noise or risk to the health and safety of local residents arising from the storage of large items of mobile equipment; and
6. The site can adequately and safely be accessed by vehicles towing caravans, is well related to the established local highway network and adequate space within the site to accommodate vehicle parking, turning space and to accommodate the occupants of the site having regard to the provision of adequate amenity space and play space for children; and
7. The proposal, either in itself or cumulatively having regard to existing neighbouring sites, must be of an appropriate size so as to not put unacceptable strain on infrastructure or dominate the nearest settled communities to avoid problems of community safety arising from poor social cohesion with existing families; and
8. Proposals shall be sited and landscaped to ensure that any impact on the character and landscape of the locality is minimised, including impacts on biodiversity and nature conservation. In areas of nationally, sub-nationally or locally recognised designations planning permission will only be granted where the objectives of designation would not be compromised by the development – examples will include:
  - a) The Green Belt - where demonstrably harmful impact on the 'openness' of the Green Belt will be resisted;
  - b) Cannock Chase Area of Outstanding Natural Beauty (AONB) – where proposals that will harm the setting, function and integrity of

Cannock Chase will be resisted;

- c) Sites of Special Scientific Interest (SSSI), including Kinver Edge, Conservation Areas, Special Areas of Conservation (SAC), including Motte Meadows near Wheaton Aston, Local Nature Reserves (LNR), including Shoal Hill Common, or any other protected sites - where proposals that will harm the setting, function and integrity of these areas will be resisted;
- d) Recognised tourism and heritage assets of South Staffordshire, including historic parks and gardens and the environs of the canal network within the District - where proposals that could undermine the economic vibrancy of South Staffordshire, by harming the aims, objectives and planned actions within the Council's Tourism Strategy, will be resisted; and

9. Proposals must not be located in areas at high risk of flooding including functional floodplains (flood zones 3a and 3b).

The Council will monitor and manage the provision of additional pitches within South Staffordshire against the phased provision set out above. Where there is no shortfall against the phased provision within each phased time-frame, in determining planning applications for additional pitches the Council will firmly resist any proposals within the Green Belt or the open countryside within South Staffordshire or proposals in locations that could introduce problems of social cohesion with the settled community or with the occupants of authorised sites for Gypsies, Travellers and Travelling Showpeople.

The Council will not tolerate the occupation by Gypsies and Travellers of unlawful sites and will seek the assistance of the Courts to remove them from such sites and recover the costs of such removal and the cost of restoring the site to its original state.

The Council anticipates that the requirements to meet the needs of Gypsies, Travellers & Travelling Showpeople in South Staffordshire will be met through the provision of private sites. However, the Council will monitor the situation locally and liaise with the local Gypsy & Traveller Communities (including Travelling Showpeople), and seek to secure the provision of a suitably located public site(s) if there is a proven need for such provision having regard to the health, welfare and educational needs of the local travelling communities.

The Council will engage with the occupiers and owners of existing Gypsy & Traveller sites and sites of Travelling Showpeople in order to consider the capacity within existing sites and, where justified and subject to the criteria set out above, will consider the appropriate extension of existing sites.

## **Explanation**

- 8.32 The housing needs of Gypsy and Traveller communities, including Travelling Showpeople is an important issue to be addressed. South Staffordshire Council, in partnership with Cannock Chase District Council, Lichfield District Council, Tamworth Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and North Warwickshire Borough Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) in 2007 and which was completed in February 2008.
- 8.33 The GTAA identified a need for additional permanent residential pitches for Gypsies and Travellers and plots for Travelling Showpeople within the District to 2026. In order to meet the requirements of NPPF, the GTAA pitch requirements have been increased by a further two years' supply to ensure that there will be a continuous delivery of pitches for at least 15 years from the date of the adoption of the Core Strategy DPD.
- 8.34 The Policy sets out the criteria for the delivery of additional residential pitches and transit pitches for Gypsies and Travellers and plots for Travelling Showpeople based on the evidence in the GTAA. It is intended that sites will be identified through the Site Allocations DPD.
- 8.35 Applications for new sites and the refurbishment of existing sites will normally be expected to meet the design guidelines detailed in National Guidance (Designing Gypsy and Traveller Sites, Good Practice Guide).

#### **Key Evidence**

LSP Housing Strategy 2009 - 2012  
Gypsy and Traveller Accommodation Assessment 2008  
Gypsy and Traveller Site Data  
WMRSS Evidence Base  
WMRSS Interim Policy Statement 2010

#### **Delivery and Monitoring**

Through the Development Management process  
Working with Gypsy and Traveller communities  
Site Allocations DPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.



## 5. Strategic Objectives

- 5.1 The following Core Strategy objectives outline what will need to be achieved to deliver the Vision and address the key issues and challenges that have been identified in the District. The Strategic Objectives give direction to the Spatial Strategy which follows.
- 5.2 The Strategic Objectives to achieve the long-term vision, manage change and deliver policies to shape a sustainable future for South Staffordshire are set out below under the Sustainable Community Strategy themes.

### **The Spatial Strategy**

#### **Strategic Objective 1**

To protect and maintain the Green Belt and Open Countryside in order to sustain the distinctive character of South Staffordshire.

#### **Strategic Objective 2**

To retain and reinforce the current pattern of villages across South Staffordshire, and in particular protect and retain the important strategic gaps between existing settlements in order to prevent the coalescence of settlements.

### **Environmental Quality**

#### **Strategic Objective 3**

To protect and improve South Staffordshire's environmental assets.

#### **Strategic Objective 4**

To protect, conserve and enhance the countryside, character and quality of the landscape and the diversity of wildlife and habitats.

#### **Strategic Objective 5**

To protect, conserve and enhance the historic environment and heritage assets and ensure that the character and appearance of the District's Conservation Areas is sustained and enhanced through management plans and high quality design.

#### **Strategic Objective 6**

To ensure that all new development is sustainable, enabling people to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.

### **Strategic Objective 7**

To reduce the effect of society on the environment, and adapt to the impacts of climate change.

### **Housing**

### **Strategic Objective 8**

To ensure the delivery of a minimum of 644 decent homes for members of the community including the provision of affordable homes which matches in type, tenure and size the needs of the residents of South Staffordshire and to meet the needs of an ageing population.

### **Economic Vibrancy**

### **Strategic Objective 9**

To meet local housing and employment needs, having regard to the Spatial Strategy for South Staffordshire, in a way that enables the existing villages within South Staffordshire to develop in a sustainable way that secures their future viability and prosperity, and supports the regeneration of rural communities and communities in neighbouring urban areas.

### **Strategic Objective 10**

To support the urban regeneration of the Black Country Major Urban Area by distributing new housing and employment growth within South Staffordshire in a way that supports existing local communities and in particular discourages out-migration from the Black Country Major Urban Area.

### **Strategic Objective 11**

To support the growth of a vibrant, prosperous and sustainable local economy; sustain, improve and enhance the vitality and viability of village centres and promote South Staffordshire as a tourist destination.

### **Strategic Objective 12**

To support thriving and sustainable communities by ensuring that local people enjoy access to jobs and key services such as social, health care, education, open space and recreation, cultural and other facilities.

### **Strategic Objective 13**

To reduce the need to travel, to secure improvements to public transport infrastructure and services and make it safer and easier for the community to

travel to jobs and key services by sustainable forms of transport, such as public transport, walking and cycling.

### **Community Safety**

#### **Strategic Objective 14**

To adopt a design-led approach to all new development to ensure that the distinctive character of the villages of South Staffordshire is maintained and enhanced and that attractive, well designed and safe places are created.

### **Health and Wellbeing**

#### **Strategic Objective 15**

To improve the quality of outdoor and indoor leisure, sport and recreation facilities in South Staffordshire and ensure that each community has access to sufficient areas of green space and built facilities.

### **Children and Young People**

#### **Strategic Objective 16**

To support the needs of children and young people in South Staffordshire, ensure that provision is made for children's play and that teenagers have access to leisure, sport and recreation and learning opportunities.

### **The Local Planning Strategy**

- 5.3 The local planning strategy is expressed through a number of Core Policies and supporting Development Policies and these are set out in individual chapters. The Spatial Strategy, National Policy 1, Core Policy 1 and Development Policies GB1, GB2 and OC1 are the principal focus for the strategy.
- 5.4 The following chapters are all structured in the same way and commence by setting out the 'Strategic Objectives' and then identify a series of 'Core Policies'. These are the higher level or 'strategic' policies to guide the growth and development of the District and they are then followed and supported by more detailed 'Development Policies' which are intended to manage the types of land uses and development that will take place in South Staffordshire over the lifetime of the plan. The following diagram shows how it all links together.



promoting walking and cycling as part of its healthy lifestyle and leisure programmes and these modes of travel should be encouraged as an alternative to the private car, particularly for shorter journeys.

- 9.57 Future transport needs are likely to mean taking a partnership approach to public transport and highway improvements between operators, developers and public sector agencies. The Council has prepared an Infrastructure Delivery Plan (IDP) and the necessary transport improvements required to deliver the strategy are identified within it.

#### **Key Evidence**

Sustainable Community Strategy 2008 – 2020  
South Staffordshire Council Plan 2012 – 2016  
Staffordshire Local Transport Plan 2006 – 2011  
Rural Transport Review 2008  
Accessibility Report 2009  
Infrastructure Delivery Plan (IDP) 2010

#### **Delivery and Monitoring**

Through the Development Management process  
Working with transport operators and other partners  
Local investment through Rural Transport Partnership  
Transport Assessments and Travel Plans  
Infrastructure Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

#### **Development Policies**

- 9.58 The following Development Policies support Core Policy 11.

#### **Policy EV11: Sustainable Travel**

All proposals for development must include provision for sustainable forms of transport to access the site, and within the development.

Measures commensurate with the development proposed must be incorporated as an integral part of the design of all development proposals, and could include where appropriate:

- a) footpaths, cycleways, safe and secure cycle parking, shelters, changing facilities and storage lockers;

- b) bus stops/shelters and transport information;
- c) support for sustainable forms of transport (e.g. community transport schemes, workforce buses, and share-a-lift schemes);
- d) development, adoption, monitoring and promotion of Travel Plans;
- e) levels of car parking, commensurate with road safety, the reduction of congestion, and the availability of alternative means of transport; and
- f) facilities for charging plug-in and other low emission vehicles.

Development proposals should be consistent with other local planning policies.

### **Explanation**

- 9.59 The provision of sustainable transport presents particular challenges in South Staffordshire given the predominately rural nature of the District with dispersed settlements and high car ownership. The strategy seeks to reflect these characteristics and adopt a balanced approach which acknowledges both the high level of car ownership (and the importance of car usage to local communities) whilst also seeking more sustainable patterns of development and more sustainable forms of transport. There is also the need to respond to the needs of people without access to a car particularly young and elderly people.
- 9.60 The Policy sets out specific requirements for accessibility at a site level to deliver the transport objectives in Core Policy 11. The intention to seek appropriate levels of car parking is designed to encourage movements by non-car modes, and is consistent with national planning policy on transport. Policy EV12 below covers the requirements relating to parking provision.

### **Key Evidence**

Staffordshire Local Transport Plan 2006 - 2011  
Rural Transport Review 2009

### **Delivery and Monitoring**

Through the Development Management process  
Transport Assessments and Travel Plans  
Working with transport operators and private sector partners  
Infrastructure Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

#### **Policy EV12: Parking Provision**

The Council will require appropriate provision to be made for off street parking in development proposals in accordance with adopted parking standards. In considering the level of provision the Council will have regard to:

- a) the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission;
- b) the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking. This will be particularly relevant in areas well-served by public transport;
- c) the impact on highway safety from potential on-street parking and the scope for measures to overcome any problems; and
- d) the need to make adequate and convenient parking provision for disabled people.

The Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking within developments to assist in promoting cycle use.

The Council's parking standards are set out in Appendix 5.

#### **Explanation**

- 9.61 It is important that all forms of development provide an appropriate level of off street parking provision including provision for disabled people. Taking into account the Council's transport objectives, particularly encouraging alternative means of transport, provision will also need to be made for cycle parking within developments. The Policy sets out the specific requirements and the Council's parking standards are set out in detail in Appendix 5 and these are consistent with national policy.

#### **Key Evidence**

Staffordshire Local Transport Plan 2006 – 2011

#### **Delivery and Monitoring**

Core Strategy DPD  
Adopted December 2012

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED**

**BY THE PLANNING AND COMPENSATION ACT 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY: SOUTH STAFFORDSHIRE DISTRICT COUNCIL**

- (1) THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. It considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important information.

**(2) THE LAND AFFECTED**

The land on the east side of Teddesley Road, Penkridge, Stafford shown edged in red on the attached plan; referred to as ‘the Land’.

**(3) THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

- i) The unauthorised material change of use of the Land from agriculture to a residential caravan site.
- ii) The unauthorised siting of caravans and associated development on the Land.
- ii) Unauthorised operational development to create hardstanding.

**(4) REASONS FOR ISSUING THIS NOTICE**

- (i) It appears to the Council that the unauthorised material change of use of the Land has occurred within the last ten years and is not time immune from enforcement action.
- (ii) It appears to the Council that the unauthorised operational development on the Land has occurred within the last 4 years and is not time immune from enforcement action.
- (iii) The unauthorised material change of use of the Land is inappropriate development in the Green Belt contrary to policies GB1, EQ7, EQ8, EQ9, EQ11, EQ12, H6, EV11, EV12 CS1, and EQ3 of the Core Strategy.



- (iv) The unauthorised development on the Land to create the residential caravan site is inappropriate development in the Green Belt and has a detrimental impact on the openness of the Green Belt.
- (v) The unauthorised development has an adverse effect on the character, appearance and amenity of the rural area, contrary to Policies EQ4 and EQ11 of the Adopted Core Strategy.
- (vi) The council does not consider that there are very special circumstances have been put forward to justify a departure from the normal policy of restricting development in this Green Belt Area contrary to National Planning Policy Framework, Strategic Objectives 1 & 2 and Policy GB1 (Green Belt) of the adopted Core Strategy.
- (vii) The Council does not consider that planning permission should be given for the unauthorised material change of use or the unauthorised development because planning conditions could not overcome the objections to the unauthorised material change of use and the unauthorised development.

#### **(5) WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the unauthorised residential use of the Land.
- (ii) Remove from the Land all caravans, unauthorised buildings and structures.
- (iii) Remove from the Land all vehicles associated with the unauthorised material change of use of the land.
- (iv) Remove from the Land all unauthorised hard surfacing from the land outlined in blue on the attached plan including the imported hard core and associated materials.
- (v) Remove from the Land the unauthorised concrete pad from land coloured purple on the attached plan.
- (vi) Reinstatement of the land outlined in dark blue on the attached plan to agricultural land by re-seeding or re-turfing the Land with a mixture of wild-flower mix or a 60% to 40% mix of wild-flower and grass seed.
- (vii) Remove from the Land all materials arising from compliance with (ii), (iii), (iv) and (v) above.

#### **Time for Compliance**

Steps (i), (ii) and (iii): one month after this Notice takes effect.

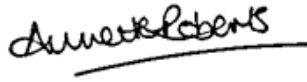
Steps (iv) and (v): two months after this Notice takes effect.

Steps (vi): six months after this Notice takes effect.

**(6) WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **19 September 2021** unless an appeal is made against it beforehand.

**Dated** 21 August 2021

A handwritten signature in black ink, reading "Annette Roberts", with a horizontal line drawn underneath the name.

**Signed**

Annette Roberts  
Corporate Director Planning and Infrastructure

On behalf of South Staffordshire District Council  
Council Offices  
Wolverhampton Road  
Codsall  
Staffordshire  
WV8 1PX

**Nominated Officer:** Catherine Gutteridge  
Planning Enforcement Team Manager

## **IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

### **Town and Country Planning Act 1990 (as amended)**

Enforcement Notice relating to land on the east side of Teddesley Road, Penkridge, Stafford.

This local planning authority, South Staffordshire Council, has issued an enforcement notice relating to the above land and I now serve on you a copy of that notice as you have an interest in the land. Copies of the notice are also being served on the other parties listed on the Notice who, it is understood, also have an interest in the land.

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on **19 September 2021** and you must ensure that the required steps, are taken within the period(s) specified in the notice.

**Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.**

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before **19 September 2021**.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by Section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of **£924.00**. This amount is double the usual Planning Application fee. You should pay this fee to South Staffordshire Council (made payable to South Staffordshire Council). Joint appellants need only pay one set of fees. If you do not wish to proceed under Ground (a) then no fee is payable.

If you decide to appeal, when you submit your appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

One appeal form and a copy of the Enforcement Notice together with a cheque for **£924.00** made payable to South Staffordshire Council should be sent to the Council addressed to:-

Lead Planning Manager  
South Staffordshire Council,  
The Council Offices,  
Codsall,  
South Staffordshire,  
WV8 1PX

#### **PERSON SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE**

1. The Owner(s), land on the east side of Teddesley Road, Penkridge, Stafford
2. Ryan George Tilsley, of 7 Bartlett Close, Penkridge, Stafford ST19 5JG.



## The Planning Inspectorate

CST Room 3/13  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Direct Line 0303-444 5000

Fax No 0117-372 8782

### THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Planning Casework Service area of the Planning Portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**You MUST make sure that we receive your appeal before the effective date on the enforcement notice.**

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

Land on east side of Teddesley Road, Penkridge,  
South Staffordshire



PLANNING ENFORCEMENT REFERENCE: 21/00259/UNDEV



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004)**

**TEMPORARY STOP NOTICE**

**SERVED BY:** South Staffordshire District Council

**TO:**

- The Owner(s) of land off Teddesley Road, Acton Trussell, South Staffordshire ST19 5RH identified in paragraph 4 below; and
- Persons undertaking or responsible for the activity identified in paragraph 5 below on the land identified in paragraph 4 below.

**1. THE NOTICE**

On **24 July 2021**, the Council has issued this temporary stop notice as it considers that there has been a breach of planning control on the land described in paragraph 4 below.

2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this Notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this Notice. Important additional information is given in the Annex to this Notice.

**3. THE REASONS FOR ISSUING THIS NOTICE**

The Council has served this Notice because activities in connection with engineering works including the levelling of land and deposit of hardcore and preparatory works are being undertaken on the Land to create unauthorised areas of hardstanding, without the benefit of planning permission. The Council has serious concerns that further unauthorised works will continue to take place on the Land and that caravans will be brought on to the Land.

**4. THE LAND TO WHICH THIS NOTICE RELATES**

Land off Teddesley Road, Acton Trussell, South Staffordshire ST19 5RH shown edged red on the attached plan; referred to as “the Land”.

**5. THE ACTIVITY TO WHICH THIS NOTICE RELATES**

- i) Unauthorised activities in connection with engineering works on the Land to create unauthorised hardstanding, required by the temporary stop notice to cease and any activity carried out as part of that activity or associated with it; and
- ii) The unauthorised siting of caravans on the Land.

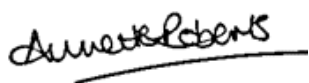
**6. WHAT YOU ARE REQUIRED TO DO**

- i) Cease all activities specified in paragraph 5 of this Notice; and
- ii) Not to allow any further unauthorised development to take place on the Land; and
- iii) Not to allow any caravans to be sited on the Land.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **24 July 2021** when all the activity specified in this Notice must cease. This Notice will cease to have effect on **21 August 2021**.

**Dated:** 24 July 2021



**Signed:**

Annette Roberts  
Corporate Director Planning & Infrastructure

On behalf of  
South Staffordshire District Council  
Council Offices  
Wolverhampton Road  
Codsall  
South Staffordshire  
WV8 1PX

**Nominated Officer:** Catherine Gutteridge  
Planning Enforcement Team Manager

**Telephone Number:** 01902 696000



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**WARNING**

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7**

**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.**

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (section 171G(1) of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of prosecution, for which the maximum penalty on conviction is an unlimited fine. If you are in any doubt about what this notice requires you to do, you should contact the Council. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

Land off Teddesley Road, Penkridge,  
South Staffordshire ST19 5RH



PLANNING ENFORCEMENT REFERENCE: 21/00259/UNDEV



**List of Persons and Interested Parties**

**Appeal Ref: APP/C3430/C/21/3283004**

**Enforcement Ref: 21/00259/UNDEV**

**Appeal by: Mr John Ireland**

**Site at: Teddesley Road Acton Trussell Staffordshire ST19 5RH**

---

**1 copy to the occupier**

Parkgate Lodge, Teddesley Road, Acton Trussell, Staffordshire, ST19 5RH

**\*Others have also been notified for whom we only have email addresses which we cannot forward due to data protection. \***

**1 copy to the Clerk to Acton Trussell, Bednall & Teddesley Hay Parish Council**

D.W. Wright, 'The Garth', 2 Broc Hill Way, Milford, Stafford, ST17 0UB

Email: [actontrussell.clerk@yahoo.co.uk](mailto:actontrussell.clerk@yahoo.co.uk)

**1 copy to the Chairman/Vice-Chairman of the Council**

Councillor Lin Hingley, 3 Castle Gardens, Castle Street, Kinver, West Midlands, DY7 6EL

Email: [L.Hingley@sstaffs.gov.uk](mailto:L.Hingley@sstaffs.gov.uk)

Councillor Matt Ewart, Damson Rest, Church Lane, Codsall, Wolverhampton, WV8 1EF

Email: [M.Ewart@sstaffs.gov.uk](mailto:M.Ewart@sstaffs.gov.uk)

**1 copy to the Chairman/Vice-Chairman of the Planning Committee**

Councillor M Lawrence, 11 The Leas, Featherstone, South Staffordshire, WV10 7AJ

Email: [M.Lawrence@sstaffs.gov.uk](mailto:M.Lawrence@sstaffs.gov.uk)

Councillor Bob Cope, 1 Spires Croft, Shareshill, Wolverhampton, WV10 7JH

Email: [R.Cope@sstaffs.gov.uk](mailto:R.Cope@sstaffs.gov.uk)

**1 copy to the following local member(s)**

Councillor I Ford, 30 Haling Road, Penkridge, Stafford, ST19 5BZ

Email: [I.Ford@sstaffs.gov.uk](mailto:I.Ford@sstaffs.gov.uk)

Councillor L Bates, 11 Hempits Grove, Acton Trussell, Stafford, ST17 0SL

Email: [L.Bates@sstaffs.gov.uk](mailto:L.Bates@sstaffs.gov.uk)



# South Staffordshire Council

The Occupier and those served  
with Enforcement Notice

Phone: (01902) 696274  
Email: [appeals@sstaffs.gov.uk](mailto:appeals@sstaffs.gov.uk)  
Date: 23 November 2021

## TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 174

<b>Appellant's name:</b>	<b>Mr John Ireland</b>
<b>Site Address:</b>	<b>Teddesley Road Acton Trussell Staffordshire</b>
<b>Alleged breach:</b>	<b>i) The unauthorised material change of use of the Land from agriculture to a residential caravan site ii) The unauthorised siting of caravans and associated development on the Land. iii) Unauthorised operational development to create hardstanding.</b>
<b>Appeal reference:</b>	<b>APP/C3430/C/21/3283004</b>
<b>Enforcement reference:</b>	<b>21/00259/UNDEV</b>
<b>Appeal start date:</b>	<b>4 November 2021</b>

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by South Staffordshire District Council on 21 August 2021.

The enforcement notice was issued for the following reasons:

- (i) It appears to the Council that the unauthorised material change of use of the Land has occurred within the last ten years and is not time immune from enforcement action.
- (ii) It appears to the Council that the unauthorised operational development on the Land has occurred within the last 4 years and is not time immune from enforcement action.
- (iii) The unauthorised material change of use of the Land is inappropriate development in the Green Belt contrary to policies GB1, EQ7, EQ8, EQ9, EQ11, EQ12, H6, EV11, EV12 CS1, and EQ3 of the Core Strategy.
- (iv) The unauthorised development on the Land to create the residential caravan site is inappropriate development in the

Green Belt and has a detrimental impact on the openness of the Green Belt.

- (v) The unauthorised development has an adverse effect on the character, appearance and amenity of the rural area, contrary to Policies EQ4 and EQ11 of the Adopted Core Strategy.
- (vi) The council does not consider that there are very special circumstances have been put forward to justify a departure from the normal policy of restricting development in this Green Belt Area contrary to National Planning Policy Framework, Strategic Objectives 1 & 2 and Policy GB1 (Green Belt) of the adopted Core Strategy.
- (vii) The Council does not consider that planning permission should be given for the unauthorised material change of use or the unauthorised development because planning conditions could not overcome the objections to the unauthorised material change of use and the unauthorised development.

The enforcement notice requires the following steps to be taken:

- (i) Cease the unauthorised residential use of the Land.
- (ii) Remove from the Land all caravans, unauthorised buildings and structures.
- (iii) Remove from the Land all vehicles associated with the unauthorised material change of use of the land.
- (iv) Remove from the Land all unauthorised hard surfacing from the land outlined in blue on the attached plan including the imported hard core and associated materials.
- (v) Remove from the Land the unauthorised concrete pad from land coloured purple on the attached plan.
- (vi) Reinstatement of the land outlined in dark blue on the attached plan to agricultural land by re-seeding or re-turfing the Land with a mixture of wild-flower mix or a 60% to 40% mix of wild-flower and grass seed.
- (vii) Remove from the Land all materials arising from compliance with (ii), (iii), (iv) and (v) above.

The appellant has appealed against the notice on the following grounds:

**Ground (a)** – that planning permission should be granted for

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so at <https://www.gov.uk/government/organisations/planning-inspectorate> and clicking on “Search for Cases” and putting in the last 7 digits of the appeal reference. If you do not have access to the internet, you can send **three** copies to:

Daniel Engel  
The Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

**All representations must be received by 16 December 2021.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents (including the decision when made) can be viewed on <https://planning.sstaffs.gov.uk/online-applications/> by putting in the Enforcement reference number in the search box.

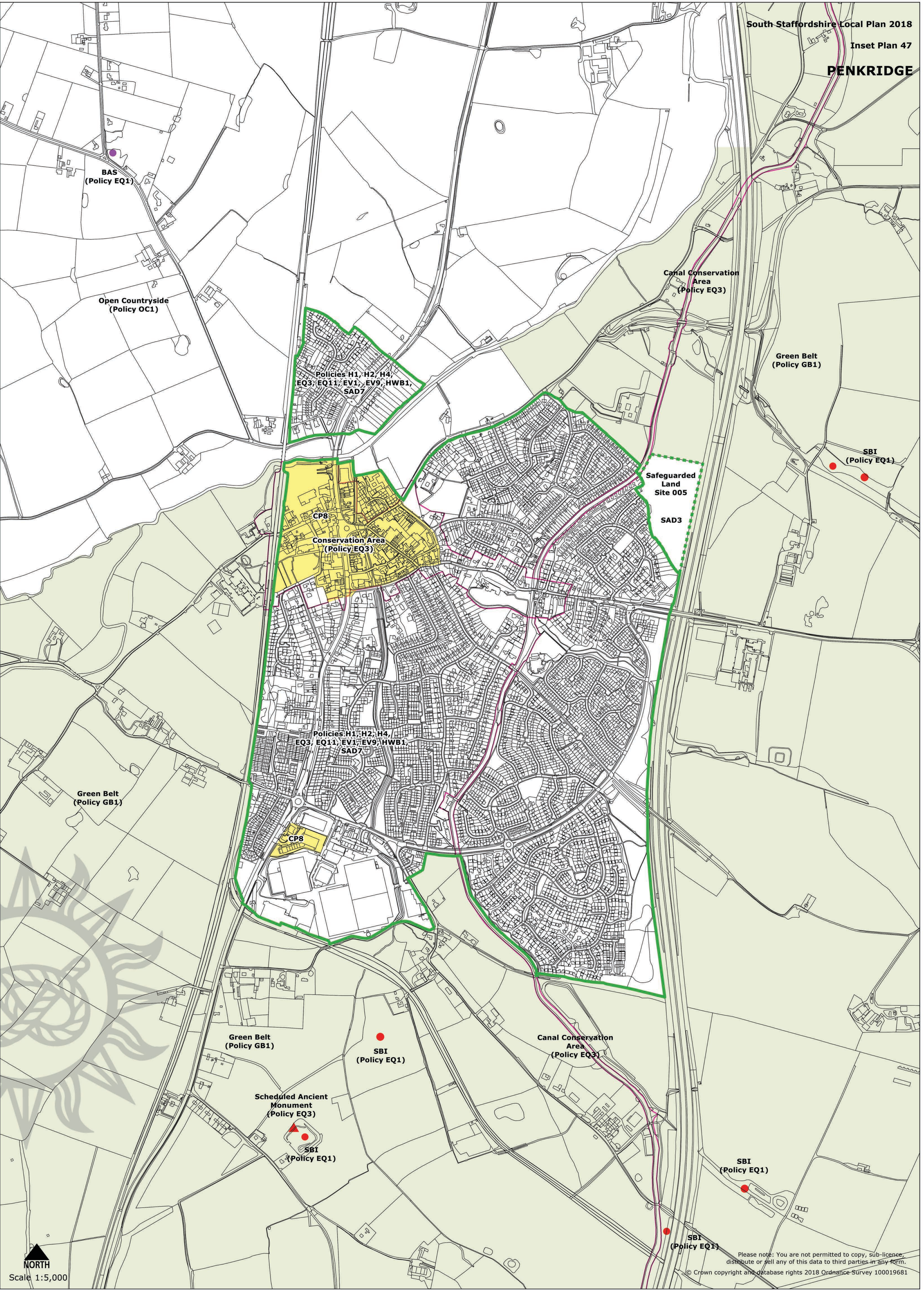
You can get a copy of one of the Planning Inspectorate’s “Guide to taking part in enforcement appeals” booklets free of charge from the Planning Portal at: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and the Council website. Paper copies of the appeal decision can be obtained from the Council. Please be aware that there may be a copying fee.

Sue Frith  
Development Management Manager  
Council Offices  
Codsall  
Wolverhampton  
WV8 1PX

Telephone Enquiries: (01902) 696274 (Salindra Kumar)







**1 copy to those who the notice was served**

Ryan George Tilsley, of 7 Bartlett Close, Penkridge, Stafford ST19 5JG.

John Ireland - emailed