



## Local Plan

### Publication Stage Representation Form

**Ref:**
**(For  
official use  
only)**
**Name of the Local Plan to which this  
representation relates:**
**South Staffordshire Council  
Local Plan 2018 - 2039**
**Please return to South Staffordshire Council BY 12 noon Friday 23 December 2022**

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable)  
boxes below but complete the full contact details of the agent in 2*

Title

First Name

Last Name

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone

E-mail Address

### 2. Agent's Details (if applicable)

Mr

John

Williams

Director

PlanIt Planning and Development

The Studio

White Cottage

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Worcestershire

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

Name or Organisation:

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

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is :

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

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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

Table 2 – SWAT Analysis, confirms that there is a demographic imbalance in South Staffordshire, with a higher than average proportion of residents aged 65 or older and a projected decline of families and working age residents. This will lead to a decrease in the size of the employment 'pool' from residents within South Staffordshire. This is against the context of proposals for significant investment in strategic employment sites across South Staffordshire, including I54, Featherstone and the West Midlands Interchange; all of these proposals will result in greater investment and with job opportunities. There is, therefore, an identified mismatch between the potential size of the employment pool from those who reside in the district and the new job opportunities which will be created.

Table 3 – Homes and Communities – Issues and Challenges, advises that there is also a mismatch between existing housing stock and future housing need. There is a requirement to provide smaller residential properties for younger families and older people wishing to downsize and free up family sized accommodation. House prices in the district have continued to increase, making properties less affordable.

There is also a requirement to help to deliver a proportion of the significant amount of housing need arising from the Black Country and Birmingham. Within this context, there is pressure on the South Staffordshire to release land for housing, particularly in the Green Belt and adjacent to existing settlements.

The housing pressures and need to support economic growth should be recognised as an opportunity for the local economy. Whilst this may result in land being removed

from the open countryside and Green Belt, this should continue to be fully supported by the local authority at suitable and sustainable locations.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

'The Issues and Challenges for South Staffordshire' section of the Plan should be re-drafted to reflect the fact that the housing and employment requirements are an opportunity for the local economy. Delivering sustainable development should be at the heart of the Plan and it should look to facilitate the delivery of this development at suitable locations.

(Continue on a separate sheet /expand box if necessary)

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☒

**No,** I do not wish to participate in hearing session(s)

☐

**Yes,** I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

**Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However, your contact details will not be published.**

#### **Data Protection**

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at

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

Please return the form via email to [localplans@sstaffs.gov.uk](mailto:localplans@sstaffs.gov.uk) or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX