



## 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.*

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

Title	<input type="text"/>	Mr
First Name	<input type="text"/>	John
Last Name	<input type="text"/>	Williams
Job Title (where relevant)	<input type="text"/>	Director
Organisation (where relevant)	Messrs Jenks and Letts	PlanIt Planning and Development
Address Line 1	<input type="text"/>	The Studio
Line 2	<input type="text"/>	White Cottage
Line 3	<input type="text"/>	Astley, nr Shrawley
Line 4	<input type="text"/>	Worcestershire
Post Code	<input type="text"/>	DY13 0RS
Telephone	<input type="text"/>	01299 828084
E-mail Address (where relevant)	<input type="text"/>	john@planit- planningdevelopment.co.uk



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

Name or Organisation:

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

Paragraph	Appendix C	Policy		Policies Map	419A and B Page 205
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4. Do you consider the Local Plan is :

(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" 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.

We fully support the identification of land at Keepers Lane and Wergs Hall Road as a residential development site within the Plan. We do, however, consider that there is potential to increase the size of this allocation to encompass land adjacent to its southern boundary. The extent of the land is shown, edged red, on the plan which is attached to these representations. The subject site is a logical addition to development which will be built on site 419. It is an additional 1.57 Has (3.88 acres) and has potential to provide a scheme of circa 65 houses together with woodland planting as an extension to the well-established woodland known as Bedford Gorse Plantation; this will create a long-term defensible boundary to the wider Green Belt beyond.

Elsewhere in these representations we have made the case that the number of homes which are planned for the district is inadequate and should be increased (see Response Form 5). We have also highlighted the issues relating to the omission of Safeguarded land to accommodate future housing needs without making further changes to Green Belt boundaries (see Response Form 3). The additional land which we have identified is a logical site to address these shortcomings in the present version of the Plan.

(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.

Site 419A and B, Land at Codsall, should be enlarged to include the additional parcel of land to the south of the site. Policy SA5 should be amended to include the additional land which is identified by these representations within the list of allocated sites for a minimum capacity of 65 homes.

The Plan is presently unsound because of its failure to identify Safeguarded Land to meet the district's longer term housing needs without the need for further reviews of the district's Green Belt boundaries. If this site is not included as an allocation, it should be identified as Safeguarded Land within a new policy.

**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:

The draft Plan inaccurately reflects the development capacity of the site. It is inflexible regarding the access arrangements. We would like to attend the examination to put forward our case for amendments to the policy.

**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**



## South Staffordshire Council

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