

	<h2 style="margin: 0;">Local Plan</h2> <h3 style="margin: 0;">Publication Stage Representation Form</h3>	<p><b>Ref:</b></p>  <p><b>(For official use only)</b></p>
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**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 Number

E-mail Address

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

(where relevant)

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

Name or Organisation: **Savills (on behalf of CWC Group - Clowes Developments)**

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

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.

Clowes object to Policy DS4 as written, because it is not justified, effective or positively prepared. Policy DS4 states that the Council will plan for a minimum of 9,089 homes between 2018-2039. SSDC intend to meet their minimum standard need of 241 dwellings per annum (2022-2039) with a proposed 4,000 dwellings contribution towards the GBBCHMA. Clowes have significant concerns with this approach as set out below.

South Staffordshire's local housing need has been calculated by using the figure derived using the standard methodology for calculating housing need. The PPG is clear that this sets the minimum housing need and does not produce a housing requirement figure (PPG Reference ID: 2a-002-20190220). The Council should therefore produce evidence as to why this figure does not require any additional uplift or buffering, due to economic growth for example.

An uplift was not assessed by the Strategic Housing Market Assessment ('SHMA') May 2021 and (updated October 2022), and assessed the requirement for an uplift for economic growth aspirations. Without a buffer, we do not consider that the plan has been positively prepared in an aspirational way (NPPF paragraphs 16 and 35) nor does it support the Government's objective of significantly boosting the supply of homes (NPPF paragraph 60).

In order to be found sound, a plan should be positively prepared and "seek to meet the area's objective assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to



do so and is consistent with achieving sustainable development” (NPPF paragraph 35). Clowes therefore support the proposed approach to contribute towards the GBBCHMA shortfall but objects to the 4,000 dwelling figure.

It is unclear what the rationale is for the 4,000 figure is, having stayed the same since the issues and options version of the Local Plan review on 2018. The Black Country (circa 28,000 dwellings) and Birmingham (circa 78,000 dwellings) have both changed since then. It is also unclear exactly why that figure has remained the same, despite an increase in the housing shortfall, or how SSDC propose to distribute the 4,000 dwellings between the Black Country authorities and Birmingham.

Functionally, the LPAs are connected by proximity and key connections such as the M54 and M5 motorways and the Shrewsbury to Birmingham railway line. We also consider a functional relationship exists in the form of the Dudley Travel to Work Area (TTWA). Clowes Development’s site at Lawnswood Road, South Staffordshire is located within the Dudley Travel to Work area, along with areas of the Black Country including Stourbridge, Kingswinford and Brierley Hill.

TTWAs have been developed by ONS to provide approximate self-contained labour market areas. These are the areas where most people both live and work. They are based on statistical analysis rather than administrative boundaries. We consider that such measures should also be used when determining the weight given to functional relationships with other Local Authorities. As noted within the PPG, functional relationships should be considered when determining the geographical area of statements of common ground (SoCG) produced in respect of Duty to Cooperate (Paragraph: 015 Reference ID: 61-015-20190315).

The Duty to Cooperate Topic Paper 2022, Includes a range of SoCGs between SSDC and other HMA authorities. The PPG expects authorities to produce a single SoCG where possible (Reference ID: 61-013-20190315).

We consider that in order to demonstrate on-going and effective joint working with the HMA authorities, that a single SoCG with all authorities should be produced to set out the agreed distribution of the shortfall across the GHMA that takes into account latest evidence which points to a significantly increased shortfall.

(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 cooperate 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.

South Staffordshire's local housing need has been calculated by using the figure derived using the standard methodology for calculating housing need. The PPG is clear that this sets the minimum housing need and does not produce a housing requirement figure (PPG Reference ID: 2a-002-20190220). The Council should therefore produce evidence as to why this figure does not require any additional uplift or buffering, due to economic growth for example.

It is unclear what the rationale is for the 4,000 HMA contribution figure is, having stayed the same since the issues and options version of the Local Plan review on 2018. Justification for this, along with further evidence to demonstrate on-going and effective joint working with the HMA authorities is required in order to make the plan sound and has met the legal duty to cooperate.

(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:

To provide oral evidence and engage in the Examination discussions on this matter.

**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