



**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"/>	<input type="text"/>
First Name	<input type="text"/>	Reiss
Last Name	<input type="text"/>	Sadler
Job Title (where relevant)	<input type="text"/>	Senior Planner
Organisation (where relevant)	L&Q Estates Limited	Marrons Planning
Address Line 1	<input type="text"/>	Bridgeway House
Line 2	<input type="text"/>	Bridgeway
Line 3	<input type="text"/>	Stratford-Upon-Avon
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	CV37 6YX
Telephone Number	<input type="text"/>	07977 395 402
E-mail Address	<input type="text"/>	reiss.sadler@marrons-planning.co.uk



Part B – Please use a separate sheet for each representation

Name or Organisation: Reiss Sadler, Marrons Planning for L&Q Estates Limited

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

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- The SSLPR Plan period to 2039 is potentially insufficient to meet the requirements of the Framework;
- Given the level of shortfall across the GBBCHMA, it is considered that further consideration should be given to contributing further to such unmet needs;
- The lack of sufficient buffer in the Housing Requirement;
- The level of commitments in the identified housing supply; and
- The inclusion of a windfall allowance without compelling evidence to justify its inclusion.

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.



- An extension to the SSLPR Plan period until at least 2041;
- Consideration should be given to contributing further than set out in the SSLPR to unmet needs of the GBBCHMA;
- The incorporation of a 20% buffer;
- A review of commitments included in the supply, including the implementation of a minimum 10% lapse rate on commitments not started; and
- Removal of the windfall allowance from the identified housing supply.
- Further housing allocations should be made, including at Land off Bridgnorth Road, Wightwick.

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- A disproportionately low level of growth being directed to the edge of Wolverhampton, in recognition of the SSLPR's contribution to assisting to meet the unmet needs of the GBBCHMA;
- A lack of diversity in the scale of allocations being directed to the edge of Wolverhampton and the impact on short-term delivery; and
- Ambitious assumptions for delivery of the strategic sites on the edge of Wolverhampton.

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- The importance of delivery of housing adjacent to Wolverhampton should be recognised, and further growth be allocated on the edge of Wolverhampton as a consequence. This should include smaller sites which are deliverable in the early part of the SSLPR Plan period, including Land off Bridgnorth Road, Wightwick.



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- It is considered inappropriate to include Policy DS6 in the SSLPR given it is not making any contribution to the development needs of the Plan period set out in the SSLPR. The next Local Plan Review will be subject to the Local Plan process, and contemplation of growth options will have to be considered in the context of the growth requirements identified and in line with an up-to-date Sustainability Appraisal.

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- Draft Policy DS6 should be deleted.



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- Draft Policy SA5 omits Land off Bridgnorth Road, Wightwick as an allocation. There are no technical or environmental reasons why Land off Bridgnorth Road cannot be allocated, with the only concerns raised in the assessment of the site in the Housing Site Selection Paper either considered to be unfounded or able to be dealt with through detailed design and masterplanning. Land off Bridgnorth Road is developable and easily deliverable within the early part of the SSLPR Plan period.

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- Land off Bridgnorth Road should be allocated, for a minimum housing figure of 125 dwellings.



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- Draft Policy HC1 lacks flexibility in seeking to require a minimum of 70% of residential dwellings on new development to be 3 bedrooms or less.

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- Draft Policy HC1 should be amended to remove reference to a minimum 70% requirement for dwellings of 3 bedrooms and less, and should include scenarios where a mix which varies from that desired is considered acceptable.



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- Draft Policy HC2 is unduly onerous in requiring residential development to achieve a minimum of 35 dwellings per net developable hectare, without sufficient flexibility.

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- Draft Policy HC2 should be amended to set out that the net density of 35 dwellings per net developable hectare is a target which should be assessed on a site-by-site basis taking account of on-site and off-site constraints, impact on the related settlement character and the influence of any other SSLPR policy measures which reduce achievable net density.



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- Draft Policy HC4 seeks to require compliance with Building Regulations Part M4(2) without sufficient evidence.

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- The requirement for compliance Building Regulations Part M4(2) in draft Policy HC4 should be deleted, or draft Policy HC4 should be amended to provide support for compliance with Building Regulations Part M4(2) where appropriate.



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- Draft Policy HC8 seeks to require consideration of self-build and custom build needs, however the policy is ambiguous and does not provide sufficient clarity with regard to the expectation of an applicant for a major development proposal, particularly given the Council does not publish its Self-Build and Custom Housebuilding Register or any data relating to it publically.
- Further, it is considered the Council’s Register couldn’t be relied upon as clear evidence to support such a policy intervention in any case given the ability for an individual to enter their details on to multiple Registers, skewing the data derived, when that individual may have no means or desire to carry out such a project in reality in any case.
- In addition, the delivery of self-build and custom build plots on larger residential schemes are unlikely to be desirable to those on the Councils’ Register given the majority of self-builders and custom builders tend to seek standalone plots in the open countryside. Moreover, there are practical issues with delivery of self-build and custom-build homes on larger residential schemes which require consideration, along with the potential for impact on development viability.
- It is also considered that the requirement for developers to actively market plots at a reasonable price for a minimum period of 12 months as set out in the third paragraph of draft Policy HC8 is unreasonable. 12 months is a significant marketing period and could delay bringing forward sites with planning permission that are otherwise deliverable, impacting the Council’s short-term supply.



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- Clarity and flexibility should be incorporated into draft Policy HC8, to provide support for the provision of self-build and custom build plots on major residential development sites where appropriate, and to reduce any marketing period to a maximum of 6 months. Alternatively, the second and third paragraphs of draft Policy HC8 should be deleted.

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



Part B – Please use a separate sheet for each representation

Name or Organisation: Reiss Sadler, Marrons Planning for L&Q Estates Limited

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 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.

- Draft Policy HC12 seeks to implement, as a minimum, the requirements of the Nationally Described Space Standard (NDSS) for all new residential development in South Staffordshire. However, there may be instances where greater flexibility is required in order to meet need. Further, the introduction of such standards is contrary to the Framework which is clear that optional technical standards for accessible and adaptable housing should only be introduced where this will address an identified need for such properties.

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 fourth paragraph of draft Policy HC12 should be amended to encourage consideration of the NDSS against need and the local market, or be deleted.

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:

In order for the Inspector(s) to be able to appropriately consider the evidence presented by all parties before taking a view.

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.

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

Please tick as appropriate

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- Draft Policy NB6 seeks to require achievement of net zero regulated carbon emissions through an energy hierarchy, to attain a minimum 63% reduction compared to the baseline set by Building Regulations Part L including a 10% improvement on the target for Fabric Energy Efficiency, and provide on-site renewable energy generating technologies. However, this policy imposition is considered to be unnecessary given it seeks to go further than current Building Regulations and given the Future Homes Standard which is due to be implemented in 2025 (around the time the Plan is likely to be adopted); this will update Part L of Building Regulations and require new build dwellings to be future-proofed with low carbon heating and world-leading levels of energy efficiency.
- Further, draft Policy NB6 seeks to ensure all residential development proposals show compliance with a water efficiency standard of 110 litres/person/day. The Building Regulations require all new dwellings to achieve a mandatory level of water efficiency of 125 litres per day per person, which is a higher standard than that achieved by much of the existing housing stock. This mandatory standard represents an effective demand management measure. The Optional Technical Housing Standard is 110 litres per day per person, so in order for the SSLPR to adopt this it must be justified by robust and proportionate evidence; this has not been provided.



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.

- Draft Policy NB6 should be revised to encourage the provision of renewable and low carbon energy generating technologies within new development, and remove reference to compliance with a water efficiency standard of 110 litres/person/day, or be deleted entirely.

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.

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