

	<p>Local Plan Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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Name of the Local Plan to which this representation relates:

**South Staffordshire Council
Local Plan 2023 - 2041**

Please return to South Staffordshire Council by 12 noon Friday 31 May 2024

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*

2. Agent's Details (if applicable)

**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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Simon"/>	<input type="text"/>
Last Name	<input type="text" value="Phillips"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Director"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="CBRE"/>	<input type="text"/>
Address Line 1	<input type="text" value="55 Temple Row"/>	<input type="text"/>
Line 2	<input type="text" value="Birmingham"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text" value="B2 5LS"/>	<input type="text"/>
Telephone Number	<input type="text" value="07385025294"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="Simon.phillips@cbre.com"/>	<input type="text"/>



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.

We do not wish to challenge the local compliance or the soundness of the Local Plan policies or its compliance with duty to co-operate.

We write on behalf of our client LPUK to promote this site within the South Staffordshire District Council (SSDC) Area for allocation within the Draft Local Plan for employment use.

The site is a 23.5ha parcel of agricultural land located off Warstone Road.

To support this we have prepared a Vision Document for the site which outlines the opportunities and benefits this site provides to meet employment needs within the SSDC administrative area and have completed the call for sites proforma.

(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.



- None but request that the council consider their position to allocate further employment sites within the draft plan.
- The NPPF sets out that planning policies should create conditions in which businesses can expand and adapt. This site takes account of local employment needs in a sustainable and suitable location for development.
- Logistics is a vital and strategic sector, contributing £163 billion to the UK economy and directly employing 1.8 million people. It also plays a crucial role in supporting the operation and growth of many other sectors in the economy, such as retail, construction, and manufacturing.
- This importance will continue to grow over the coming decades fuelled by the increasing prevalence of e-commerce, the re-shoring of production into the UK to avoid supply chain disruption, and population growth. However, the UK continues to underprovide logistics sites, despite record demand from a variety of sectors in recent years. This has placed the UK warehouse market under significant pressure with demand continuing to outstrip supply.
- The updated Economic Development Needs Assessment (EDNA) sets out a need for 62.4ha of employment land to be delivered within the plan period. Whilst the EDNA sets out that there is a sufficient pipeline of allocations within the draft local plan to meet this need we would contend that additional employment land for logistics will be needed over the plan period to meet market demand and this site is in a prime strategic location to provide this supply.
- The allocated sites, with the exception of the newly allocated M6, Junction 13 allocation, are either small scale office sites or larger scale sites to provide 'big box' development. This site provides an additional employment site for small-mid box B2/B8 opportunities in a strategic location to suit local business needs.
- The site is also well connected to the immediate surrounding villages by a series of bridleways, public footpaths and bus routes. This site will therefore provide job opportunities to local people with sustainable modes of transport for commuting.
- The attached vision document identifies why this site is suitable for employment use and describes how it could deliver an exemplar scheme in terms of sustainability, design, biodiversity, active travel and provide economic benefits locally.
- Illustrative masterplan options have been developed to demonstrate that a total of 702,078 sqft (65,22sqm) of floorspace can be delivered at this site whilst maintaining the onsite habitats and key areas of biodiversity importance at the site.

(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 [Data Protection \(Strategic Planning\) | South Staffordshire District Council \(sstaffs.gov.uk\)](#)

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