

	<h2 style="margin: 0;">Local Plan</h2> <h3 style="margin: 0;">Publication Stage</h3> <h3 style="margin: 0;">Representation Form</h3>	<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*

**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"/>	<input type="text" value="Andrea"/>
Last Name	<input type="text"/>	<input type="text" value="Caplan"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Associate Director"/>
Organisation (where relevant)	<input type="text" value="St Modwen Strategic Land Limited and J&M Holt"/>	<input type="text" value="Savills (UK) Limited"/>
Address Line 1	<input type="text" value="C/o Agent"/>	<input type="text" value="55 Colmore Row"/>
Line 2	<input type="text"/>	<input type="text" value="Birmingham"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="B3 2AA"/>
Telephone Number	<input type="text"/>	<input type="text" value="0121 615 2662"/>
E-mail Address	<input type="text"/>	<input type="text" value="andrea.caplan@savills.com"/>



(where relevant)

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	<input type="text"/>	Policy	SA5 – Employment Allocations	Policies Map	<input type="text"/>
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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 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.

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 **strongly support** M6 Junction 13, Dunston (E30) being included as a draft employment allocation in the Publication Plan. The Site is a non-Green Belt strategic employment opportunity located on Junction 13 of the M6. A Planning Application for Outline Planning Permission was submitted to SSDC in December 2023 (reference 23/01080/OUTMEI) which demonstrates the site’s deliverability. Subject to approval of the outline planning permission and subsequent reserved matters, the site is capable to delivering employment floorspace in the short term.

Various technical work has been undertaken which supports the Site’s deliverability and the current planning application, which confirms that there are no substantive technical issues which cannot be appropriately mitigated. The development proposes to deliver up to circa 60,851sqm (655,000 sqft) of industrial and logistics floorspace together with substantial areas of landscaping and public open space. The proposed development will also provide a significant number of key benefits for the local community and wider district. These comprise the following:

- Provision of much needed Industrial & Logistics floorspace to serve South Staffordshire’s needs;
- Education and Training Opportunities;
- Public transport connectivity and active travel improvements;
- BREEAM Excellent development;
- Potential community open space in the southern part of site and potential links with the primary school. Discussions are progressing in relation to the delivery of an off-road school drop off parking area. This is subject to further detailed design work;
- Biodiversity Net Gain in excess of 10%;



- Access to areas of open space, nature and permissive paths / a new bridleway;
- Improvement in the health of the wider community associated with increased work opportunities and training;
- Reducing the levels of worklessness and benefits dependency by developing skills and better employment opportunities for the local area, which includes some areas of significant deprivation (40% or less most deprived areas);
- Increasing the proportion of higher skilled, higher paid jobs in the local economy and raising skill levels;
- Providing a range of new employment sites and facilities to attract inward investment;
- Optimising the opportunity of locating I&L adjacent to the M6 motorway and the strategic road network through the region;
- The key non-Green-Belt Location with good access to the strategic road network in South Staffordshire; and
- Contributing to the reversal of out commuting to the employment opportunities in other local authorities.
- Delivery of a comprehensive employment and skills plan

The development of the junction 13 Site for employment uses is considered to represent a sustainable proposal with significant economic, environmental and social benefits. The allocation is **strongly supported**.

(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.

No modifications required.

(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 further clarification and oral contributions to the Local Plan hearing sessions.

***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