

	<p><b>Local Plan</b> Publication Stage Representation Form</p>	<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 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)

<p>Title <input style="width: 90%;" type="text"/></p> <p>First Name <input style="width: 90%;" type="text"/></p> <p>Last Name <input style="width: 90%;" type="text"/></p> <p>Job Title (where relevant) <input style="width: 90%;" type="text"/></p> <p>Organisation (where relevant) <input style="width: 90%;" type="text" value="Payne Hicks Beach Trust Corporation Limited"/></p> <p>Address Line 1 <input style="width: 90%;" type="text"/></p> <p>Line 2 <input style="width: 90%;" type="text"/></p> <p>Line 3 <input style="width: 90%;" type="text"/></p> <p>Line 4 <input style="width: 90%;" type="text"/></p> <p>Post Code <input style="width: 90%;" type="text"/></p> <p>Telephone Number <input style="width: 90%;" type="text"/></p> <p>E-mail Address <input style="width: 90%;" type="text"/></p>	<p><input style="width: 90%;" type="text" value="Miss"/></p> <p><input style="width: 90%;" type="text" value="Helen"/></p> <p><input style="width: 90%;" type="text" value="Lowe"/></p> <p><input style="width: 90%;" type="text" value="Director"/></p> <p><input style="width: 90%;" type="text" value="Stansgate Planning"/></p> <p><input style="width: 90%;" type="text" value="4 The Courtyard"/></p> <p><input style="width: 90%;" type="text" value="Timothy's Bridge Road"/></p> <p><input style="width: 90%;" type="text" value="Stratford-upon-Avon"/></p> <p><input style="width: 90%;" type="text"/></p> <p><input style="width: 90%;" type="text" value="CV37 9NP"/></p> <p><input style="width: 90%;" type="text" value="01789 414097"/></p> <p><input style="width: 90%;" type="text" value="helen@stansgate.co.uk"/></p>
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## Part B – Please use a separate sheet for each representation

Name or Organisation: Payne Hicks Beach Trust Corporation Limited

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

Paragraph	3.6-3.7 & Table 3	Policy		Policies Map	
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4. Do you consider the Local Plan is :

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

The South Staffordshire Council Publication Plan (Regulation 19) April 2024 is not positively prepared, is not justified in its approach to housing numbers, does not demonstrate effective joint working on the cross-boundary strategic matter of housing delivery, and is not consistent with national policy. The Local Plan should not therefore be considered to be sound and does not comply with the Duty to Co-operate.

The Duty to Co-operate set out within Section 33A of the Planning and Compulsory Purchase Act 2004 requires that all local planning authorities engage constructively, actively and on an ongoing basis with neighbouring authorities in respect of strategic matters. The NPPF (at Paragraph 24) reiterates this requirement to co-operate with other local planning authorities on cross-boundary issues.

Housing delivery is a strategic matter and the appropriate Housing Market Area which includes South Staffordshire is the Greater Birmingham and Black Country Housing Market Area (GBBCHMA), which covers 14 No. local authorities. This Housing Market Area was reconfirmed as the most appropriate area through the Birmingham Housing and Economic Development Needs Assessment 2022. The Birmingham Issues and Options Plan which was consulted on until December 2022 identified an unmet housing need for the city at approximately 78,415 homes. The draft Black Country Plan August 2021 consultation indicated a shortfall of 28,239 dwellings across their area.



The previous Publication Plan proposed providing 4,000 new homes over the plan period to help to address the unmet need for housing arising from the GBBCHMA. The current Publication Plan April 2024 proposes providing just 640 new homes to help meet this same unmet need from the wider Housing Market Area. The level of housing need across the GBBCHMA has not reduced in the time between the two versions of the Publication Plan. The current Publication Plan April 2024 will not therefore deliver anywhere near the level of new homes required to address the unmet need and this need for housing will remain unaddressed.

Paragraph 26 of the NPPF emphasises that effective and on-going joint working between strategic policy-making authorities is integral to the production of a positively prepared and justified strategy. Joint working should help to determine where development needs that cannot be met wholly within a particular plan area can be met elsewhere.

Whilst the Duty to Co-operate Topic Paper 2024 sets out how the Council has engaged with the neighbouring authorities on cross-boundary strategic issues, including housing, it also confirms that there is no agreement across the GBBCHMA as to how to accommodate the housing shortfall in a sustainable manner.

Section 7.2 of the Duty to Co-operate Topic Paper confirms that there is an urgent need to review evidence relating to unmet housing needs beyond 2031, this includes a statement that there is an anticipated Black Country shortfall in housing supply and that apportioning this unmet need is a key step. The South Staffordshire Publication Plan seeks to minimise the level of any housing delivered to assist in meeting the unmet needs of the GBBCHMA, which is a short-sighted approach uncollaborative with the other surrounding authorities in respect of seeking to meet these needs. This does not represent a positive approach to plan making or effective joint working on this important strategic matter.

South Staffordshire are seeking to bypass the allocation of sufficient sites to deliver their proportionate level of additional housing need arising within the GBBCHMA and do not therefore meet the legal compliance with the Duty to Co-operate.

The Duty to Co-operate Topic Paper includes draft Statements of Common Ground (SoCG) between South Staffordshire District Council and all of the GBBCHMA authorities. The SoCGs with the surrounding authorities of Dudley Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Walsall Metropolitan Borough Council and City of Wolverhampton Council do not provide an agreed position in respect of housing supply within the South Staffordshire District or the level of unmet housing need arising from the GBBCHMA that should be addressed within the South Staffordshire District.

Whilst there has been engagement with surrounding local planning authorities in the preparation of the revised Publication Plan it is not evidenced that this has produced a positively prepared and effective plan that meets the requirements of the Duty to Co-operate and therefore the tests of soundness.

(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.

There should be further engagement with surrounding authorities within the GBBCHMA to determine an appropriate and proportionate level of housing that should be delivered across the South Staffordshire District in order to genuinely assist in meeting the significant unmet need.

The Local Plan should be informed by an up-to-date review of total unmet housing needs across the GBBCHMA in order to ensure a holistic, collaborative and sustainable approach to housing delivery can be achieved.

(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:

Whilst Duty to Co-operate matters must be complied with ahead of public examination, it is considered necessary that matters relating to the level of unmet housing needs for the GBBCHMA are examined in detail and that a proportionate approach to the allocation of such unmet need is devised for the South Staffordshire District area in order to ensure that the Duty to Co-operate is achieved and that the plan is sound.

***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](mailto:localplans@sstaffs.gov.uk) or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX