

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

<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="CWC Group - Clowes Developments"/></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="Mr"/></p> <p><input style="width: 90%;" type="text" value="Michael"/></p> <p><input style="width: 90%;" type="text" value="Davies"/></p> <p><input style="width: 90%;" type="text" value="Planning Director"/></p> <p><input style="width: 90%;" type="text" value="Savills"/></p> <p><input style="width: 90%;" type="text" value="55 Colmore Row"/></p> <p><input style="width: 90%;" type="text" value="Birmingham"/></p> <p><input style="width: 90%;" type="text"/></p> <p><input style="width: 90%;" type="text"/></p> <p><input style="width: 90%;" type="text" value="B3 3AA"/></p> <p><input style="width: 90%;" type="text" value="07967 555 548"/></p> <p><input style="width: 90%;" type="text" value="mpdavies@savills.com"/></p>
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(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	Policy DS4: Development Needs	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.

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 4,726 homes between 2023-2041. SSDC intends to meet its minimum standard need of 227 dwellings per annum (2023-2041) and in addition, provide 640 dwellings over the plan period as a contribution towards the GBBCHMA. Clowes have significant concerns with this approach as set out below.

South Staffordshire's local housing need has been calculated 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 present evidence as to why its proposed housing figure does not require any additional uplift or buffering, due to economic growth for example.

The policy states there is a 10% buffer, but this just comprises the proposed 640 dwelling contribution to the GBBCHMA. This is not considered to provide any buffer and is reliant on all of the proposed supply (Table 8, page 31 of the consultation document) to be delivered, which only amounts to 5,199 dwellings. This is far from being aspirational, as per NPPF paragraph 16.

Contribution Towards GBBCHMA Shortfall

As set out in paragraph 5.10 of the consultation document, the Black Country (circa 28,000 dwellings) and Birmingham (circa 78,000 dwellings) have both demonstrated significant shortfalls and that they are likely increasing. It is unclear how the 640 dwelling figure has been considered as acceptable (having reduced from 4,000 in the previous Regulation 19 consultation), despite



an increase in the housing shortfall, or how SSDC propose to distribute these dwellings between the Black Country authorities and Birmingham.

The combined Birmingham and Black Country shortfall represents a total of 108,906 dwellings across the GBBCHMA up to 2042. Despite the evidence demonstrating that the GBHMA shortfall has increased, SSDC have chosen to reduce their contribution by 3,360 dwellings. The plan is therefore not sound as it is not justified or effective (NPPF paragraph 35).

In addition to the above, it is also unclear how SSDC's contribution towards the GBBCHMA shortfall has decreased from the 2022 plan but the contribution towards employment has increased. SSDC are now proposing to contribute a 45.2ha of employment land towards unmet need of the Black Country authorities compared to 36.6ha in the 2022 plan. Paragraph 97(e) of the NPPF states that planning policies should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Through increasing the GBBCHMA employment contribution in plan and reducing the housing contribution, it will lead to unsustainable patterns of travel as a greater number of people have to commute into the district for employment as SSDC is failing to provide enough homes to meet their economic growth ambitions. The proposed employment and housing needs are therefore not positive prepared or consistent with national policy, which seeks to achieve sustainable development (NPPF paragraph 35(a) and (d)).

It is also worth noting that SSDC were previously vocal in their objection to plans being produced by other GBBCHMA Authorities (e.g. Solihull Metropolitan Borough Council and Lichfield District Council) where they were only proposing a minimal contribution. Yet they were contributing more than SSDC are now proposing.

Functional and Administrative Links to GBBCHMA LPAs

Functionally, South Staffordshire is connected by its proximity and key connections such as the M54 and M5 motorways and the Shrewsbury to Birmingham railway line which makes it a highly accessible District. 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 2024 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 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 housing requirement should be increased to provide a buffer to the minimum local housing need and reflect a larger contribution towards unmet needs of the GBBCHMA which is supported by evidence.

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 HMA contribution figure is. Suitable 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 [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