



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 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		Mr			
First Name		john			
Last Name		Williams			
Job Title (where relevant)		Director			
Organisation	Miller Homes Limited	PlanIT Planning & Development Ltd			
(where relevant)		The Co. Its			
Address Line 1		The Studio			
Line 2		White Cottage			
Line 3		Astley			
Line 4		Stourport on Severn			
Post Code		DY13 ORS			
Telephone Number		07580128095			
E-mail Address		john@planit- planningdevelopment.co.uk			



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 DS2	Policies Map				
4. Do you consider the Local Plan is : ✓						
(1) Legally compliant	Yes		No			
(2) Sound	Yes		No	✓		
(3) Complies with the Duty to co-operate	Yes	✓	No			

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.

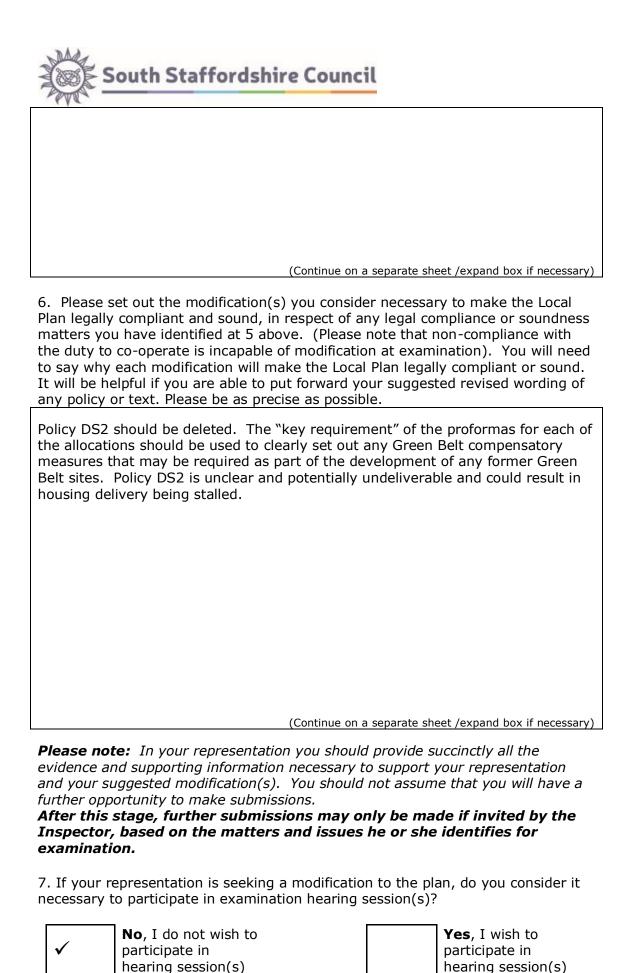
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy DS2 puts in place a series of potentially undeliverable requirements for Green Belt compensation.

Policy DS2 is ambiguous and simply suggests that S.106 agreements will be used to secure "compensatory improvements" to the environmental quality. It is unclear what is meant by "compensatory improvement" and this provides no certainty to developers.

It is also unclear how the local authority can be sure that the applicants have control over any adjoining land required to deliver the compensatory improvements. If the land is not in the control of an applicant it cannot be subject to a S.106 agreement.

A simpler approach would be to use the "key requirements" of the various allocation proformas to identify the specific Green Belt compensatory measures for each relevant allocation; any measures would need to be subject to agreement between the Council and the landowners/promoters of the allocations through the Statements of Common Ground which have been prepared for each allocation. This will negate the need for policy DS2 and will provide clarity for developers and landowners.





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 <u>Data Protection</u> (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