

	<p>Local Plan Publication Stage Representation Form</p>	<p>Ref: (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%; border: 1px solid black;" type="text" value="Miller Homes 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>Mr <input style="width: 90%;" type="text"/></p> <p>John <input style="width: 90%;" type="text"/></p> <p>Williams <input style="width: 90%;" type="text"/></p> <p>Director <input style="width: 90%;" type="text"/></p> <p>PlanIT Planning & Development Ltd <input style="width: 90%; border: 1px solid black;" type="text"/></p> <p>The Studio <input style="width: 90%;" type="text"/></p> <p>White Cottage <input style="width: 90%;" type="text"/></p> <p>Astley <input style="width: 90%;" type="text"/></p> <p>Stourport on Severn <input style="width: 90%;" type="text"/></p> <p>DY13 0RS <input style="width: 90%;" type="text"/></p> <p>07580128095 <input style="width: 90%; border: 1px solid black;" type="text"/></p> <p>john@planit-planningdevelopment.co.uk <input style="width: 90%; border: 1px solid black;" type="text"/></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 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 type="checkbox"/>	No	<input checked="" 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.

Policy HC8 is problematic. It requires all major developments to include self-build plots. We have concerns about this policy for the following reasons:

1. The policy is a sledgehammer to crack a very small nut. The latest Authority Monitoring Report 2023 shows that at 31 March 2023, there were a total of 32 individual entries on the SCB Register. There were an additional 2 individual entries onto the register over the 12 months period between 2022 to 2023. Over that same period the Council granted planning permission for 5 x SCB plots which was sufficient to meet its regulatory requirement over a rolling 3 year period. That level of need can be easily addressed on suitable windfall sites and the suitability of those sites can be assessed against other policies in the Local Plan.
2. There is unlikely to be a take-up of self-build plots on large housing estates. Those plots are unlikely to appeal to those on the self-build register whose requirements are larger, individual plots. Other policies on the Local Plan require a minimum of 35dph to be achieved in development sites, this means that the size of any self-build plot will be restricted and not desirable for those who wish to build their own home.

The better approach to meet the scale of the identified need for Self-Build homes is to provide support for such applications from windfall opportunities.



(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.

As referred to above, the policy should be revised. The first paragraph in the policy should be retained and the remaining sections should be deleted

(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 explain the issues which we have raised through this representation.

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