

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

Title	Fr	Title	Ms
First Name	Tomas	First Name	Chontell
Last Name	Zuna	Last Name	Buchanan
Job Title (where relevant)		Job Title (where relevant)	Planning Consultant
Organisation (where relevant)	St Mary's Presbytery and The Archdiocese of Birmingham	Organisation (where relevant)	First City Limited
Address Line 1		Address Line 1	19 Waterloo Road
Line 2	Wharf Lane	Line 2	Wolverhampton
Line 3	Brewood	Line 3	West Midlands
Line 4		Line 4	
Post Code	ST19 9BG	Post Code	WV1 4DY
Telephone Number		Telephone Number	01902 710 999
E-mail Address		E-mail Address	chontell@firstcity.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  Policies Map

4. Do you consider the Local Plan is :

(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

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.

Consideration needs to be given to the implications of the self-building and custom housebuilding policy on sites in conjunction with other policies set out within the Local Plan.

*Policy HC8 states "Major developments will be required to have regard to the need on the council's self build register, and make provision of self and custom build plots to reflect this. The council may require a design code to be agreed with the applicant and implemented for development of the plots.*

*Developers will be required to actively market plots at a reasonable price for a minimum of 12 months from the date the relevant planning permission is issued. If after this period, the plot has not been sold, the developer will be permitted to build out the plot as a standard property type, for the same tenure as was first approved. Requirements for marketing and notifying the council will be secured through a Section 106 agreement.*

*Development proposals should be consistent with other Local Plan policies"*

Currently, there is little information available in connection to what will be included in the self-build register (number of sites required, size of property preferred, location etc for example) to know how it could potentially impact proposed sites.

Paragraph 7.20 states there are only 36 entries on the Council's self-build and custom house build register. If there are multiple sites available in one area, it would be important to understand how the need would apportion over multiple sites



and how the self-build register housing numbers apply to allocated sites in comparison to windfall sites not currently identified and planned for in the Local Plan. We consider it would be unfair for the self-build requirement to fall solely on the proposed allocations, especially sites that have the ability to provide a number of other benefits such as site 079, Kiddemore Green Road, Brewood which is able to provide a plethora of house types and community benefits in the form of open space and village parking.

Whilst we generally supports the concept of self-build/custom housing, we do not consider providing them as part of a larger housing development is always the most appropriate solution because self/custom builders are more likely to want a more bespoke location/setting. Smaller dedicated self/custom sites are therefore a more appropriate answer.

We support the position that should a proposed custom self-build plot not be sold after 12 months following active marketing, then the developer will be permitted to build out the plan as a standard property type.

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.

(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:

We are representing a previous allocated site and consider it is important for us to be present to support the re-inclusion of the former proposed allocation.

***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