

South Staffordshire Local Plan review

Examination in Public

Hearing Statement for Matter 1 – Procedural and Legal Requirements

On behalf of St Philips (Bratch Common, Wombourne)

Representor Ref: AGT24-030-07-02

Date: April 2025 | Pegasus Ref: P20-1302

Author: SB



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
FINAL	10/04/2025	SB	SB	SUBMISSION VERSION



Contents.

Introduction3

Matter 1: Procedural and Legal Requirements4

Appendices contents.

Appendix 1.....5

Introduction

Pegasus Group is instructed by St Philips to respond to the South Staffordshire District Council Local Plan Examination: Matters, Issues and Questions Identified by the Inspectors, which has been produced by the Inspectors appointed to hold an independent examination of the South Staffordshire Local Plan ('the Plan').

This Statement relates to Matter 1 – Procedural and Legal Requirements.

St Philips have a specific interest in land at Bratch Common Road, Wombourne, which has capacity to deliver up to 250 dwellings ('the Site'). A Site Location Plan is at **Appendix 1**.

St Philips has previously submitted details of the Site alongside detailed representations to all previous stages of the Local Plan process including the Issues and Options and the Spatial Housing Strategy and Infrastructure Delivery consultation in October 2019; the Regulation 18 Preferred Options consultation in December 2021; the Regulation 19 Submission Plan consultation in 2022; and the Regulation 19 Submission Plan consultation in 2024.

The Site extends to approximately 28 hectares and is located to the northwest of Wombourne but immediately adjacent to the settlement's north western boundary. The Site is bound by Bratch Common Road and Trysull Road on its southern and western boundaries, with the north and western edges adjacent to open countryside beyond.

Matter 1: Procedural and Legal Requirements

Issue 1: Whether the Council has complied with the relevant procedural and legal requirements

Q1. What is the relevant version of the National Planning Policy Framework for this examination and why?

The South Staffordshire Local Plan has been prepared and submitted with regard to the December 2023 version of the National Planning Policy Framework (NPPF).

This is the correct version of the NPPF for the consideration of the Plan. It is noted that an updated NPPF was published in December 2024, however, for plan-making purposes that did not come into force until 12 March 2025, after the South Staffordshire Local Plan was submitted for examination.

Notwithstanding, it is also noted that in accordance with para 234b and 236 of the December 2024 NPPF, as the Local Planning Authority are planning for less than 80% of their housing need as identified by the updated Standard Method in the 2024 NPPF, they will be required to

“...begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need.”

The Authority are therefore likely to be preparing the next Local Plan potentially before the one currently before the Inspectors for examination is adopted.

The other issue that needs to be taken into account in examining the Plan under the December 2023 NPPF, is the difference in Green Belt policy that applies for decision-making purposes as introduced in the December 2024 NPPF.

It is noted that the Green Belt policy as drafted reflects the national requirements of the December 2023 NPPF that was in force at the time the Plan was drafted and submitted.

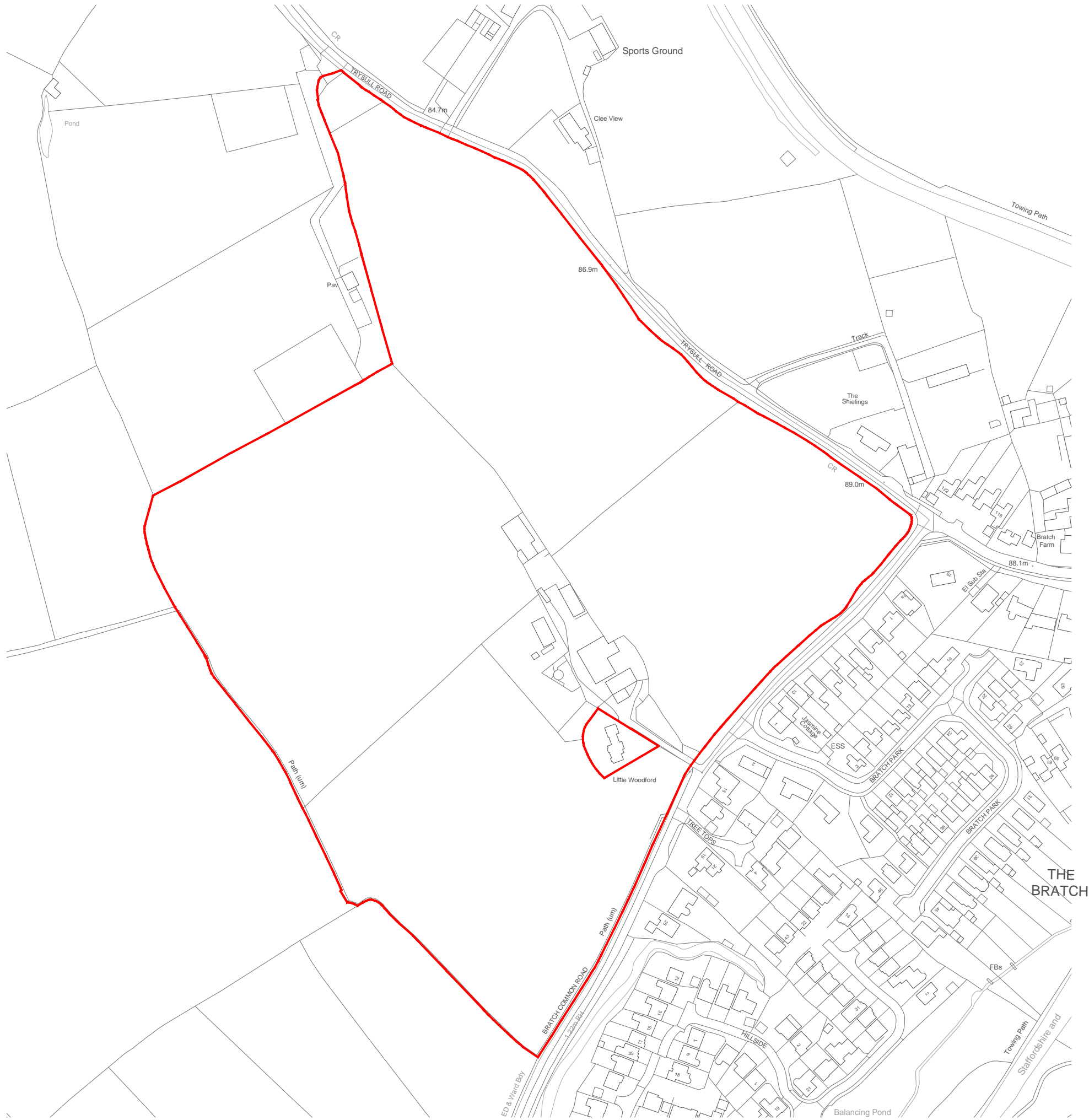
However, the Plan should be mindful of the changes that the 2024 NPPF introduced, particularly in how it will relate to future development management matters, planning applications and green and grey belt matters. These are national planning policies that impact on Development Management and as such will impact on how development in South Staffordshire will be delivered. To not include any such recognition of these changes would mean that upon adoption Policy DS1 would be out of date as it would not accord with national policy.

To be effective, the policy should be amended and updated to reflect national policy matters with regard to the wording and considerations of green and grey belt in the 2024 NPPF.



Appendix 1

Site Location Plan

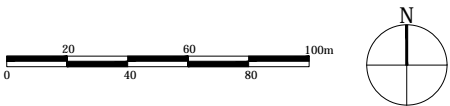


The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
A	03.08.18	EMB	CDB
Little Woodford removed from site boundary			

LEGEND

<div></div>	Site Boundary
<div></div>	12.71 Ha



Project
**Bratch Common Road
Wombourne**
Drawing Title
Site Boundary Plan

Date	Scale	Drawn by	Check by
20.07.18	1:2500 @ A3	KU	EB
Project No	Drawing No	Revision	
29042	9000	A	



Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Environmental Planning • Graphic
Communication • Public Engagement • Development Economics

bartonwillmore.co.uk



Offices at Birmingham Bristol Cambridge Cardiff Ebbsfleet Edinburgh
Glasgow Leeds London Manchester Newcastle Reading Southampton

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Birmingham (City)

5th Floor, 1 Newhall Street, Birmingham, B3 3NH
T 0121 308 9570
Birmingham@pegasusgroup.co.uk
Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK