

Examination of the South Staffordshire Local Plan Review
Inspectors K Ford K Ford MSC MRTPI and C Dillon BA (Hons) MRTPI
Hearing Sessions Week 1 - Day 1
Tuesday 27 May 2025

Morning and Afternoon Sessions
09.30 hrs start

PARTICIPANTS

Matter 1 – Procedural/ Legal Requirements

South Staffordshire Council Matters 1 and 2

	Ms. Annette Roberts	Corporate Director of Plan & Communities
	Ms. Kelly Harris	Lead Planning Manager
	Mr. Ed Fox	Strategic Planning Team Manager
	Mr. Alex Evans	Strategic Planning Assistant Team Manager
	Mr. Paul Rigby	Senior Planning Officer
	Mr. Piers Riley-Smith	Counsel, Kings Chambers
	Mr. Neil Davidson Ms. Laura Beveridge	Lepus Consulting

Representors - Matter 1

AGT24-027-02 AGT24-029-01	Boningale Homes/Developments (Marrons) Nurton Developments	Mr. Paul Tucker KC, Counsel
AGT24-037-02	CWC Group – Clowes Developments (Savills)	Mr. Joseph Cramphorn, Savills
AGT24-001-01	Hallam Land Management (Acres Land Planning)	Mr. John Acres, Acres Land Planning
STA24-024-02	Home Builders’ Federation	Ms. Rachel Daneman, Home Builders’ Federation
AGT24-037-04	Indurent (St Modwen & JM Holt) (Savills)	Ms. Andrea Caplan, Savills
RES24-125-01	Landowners’ Consortium	Mr. Gregory Jones
AGT002-03	Mr. M. Stephens (Advance Land & Planning)	Mr. Andy Williams, Advance Land & Planning Ltd
AGT24-037-05	Taylor Wimpey (Savills)	Ms. Morag Ellis KC, Counsel

Matter 2 - The Duty to Co-operate

Representors - Matter 2

AGT24-035-01	Barberry Developments (RCA Regeneration)	Ms. Katie Parsons, RCA Regeneration
AGT24-041-01.	Bellway Strategic Land (Turley)	Ms. Fiona Lee McQueen, Turley

Matter 2 Participants continued on following page:

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Matter 2 Participants continued:

AGT24-027-02-	Boningale Homes/Developments (Marrons)	Mr. Paul Tucker QC
STA24-013-01	CPRE Staffordshire	Mr. Paul Windmill, CPRE Staffordshire
AGT24-037-02	CWC Group – Clowes Developments (Savills)	Mr. Joseph Cramphorn, Savills
AGT24-001-01.	Hallam Land Management (Acres Land Planning)	Mr. John Acres, Acres Land Planning
STA24-024-02	Home Builders’ Federation	Ms. Rachel Daneman, Home Builders’ Federation
AGT24-037-04	Indurent (St Modwen & JM Holt) (Savills)	Ms. Andrea Caplan, Savills
AGT24-048-01	Peveril Securities (Carney Sweeney)	Ms. Sophie Drury, Carney Sweeney
AGT24-022-03	Redrow Homes (Harris Lamb)	Mr. Sam Silcocks, Harris Lamb
STA22-001-01	Acton Trussel, Bednall & Teddesley Hay Parish Council	Cllr. Dr. Alex Thompson, Chair Parish Council
AGT24-037-05	Taylor Wimpey (Savills)	Ms. Morag Ellis KC, Counsel

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PARTICIPANTS

Matter 4 - Development Needs and Requirements

South Staffordshire Council

	Ms. Kelly Harris	Lead Planning Manager
	Mr. Ed Fox	Strategic Planning Team Manager
	Mr. Alex Evans	Strategic Planning Assistant Team Manager
	Mr. Ross Parker	Senior Planning Officer
	Ms. Jennifer Fox	Senior Planning Officer
	Mr. Piers Riley-Smith	Counsel, Kings Chambers
	Ms. Kirsten Ward Mr. Jon Goodall	DLP Consultants: Employment

Representors

AGT24-035-01	Barberry Developments (RCA Regeneration)	Ms.Sian Griffiths, RCA Regeneration
AGT24-041-01	Bellway Strategic Land (Turley)	Ms.Jessica Herritty, Turley
AGT24-017-01 AGT24-017-02 AGT24-017-03 AGT24-017-05	Bloor Homes Cameron Homes Ashes Road Lovell Homes (Evolve Planning)	Mr. Neil Cox, Evolve Planning
STA24-013-01	CPRE Staffordshire	Mr. Paul Windmill, CPRE Staffordshire
STA24-014-01	CPRE West Midlands	Mr. Peter King, CPRE West Midlands
AGT24-030-02 AGT24-030-04 AGT24-030-05	Clowes Development Persimmon Homes Richborough (Pegasus Group)	Mr. David Onions, Pegasus Group
AGT24-037-02 AGT24-004-01	CWC Group – Clowes Developments Mr. George Beard (Savills))	Mr. Joseph Cramphorn, Savills
STA24-015	Dudley Council	Ms. Vicki Popperwell, Dudley Council
AGT24-001-01	Hallam Land Management (Acres Land Planning)	Mr. John Acres, Acres Land Planning
STA24-024-02	Home Builders' Federation	Ms. Rachel Daneman, Home Builders' Federation
AGT24-037-04	Indurent (St Modwen & JM Holt) (Savills)	Ms. Andrea Caplan, Savills Mr. Mark Powney, Savills
RES24-125-01	Landowners' Consortium	Mr. Gregory Jones

Matter 4 Participants continued on following page:-

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Matter 4 Participants continued :-

AGT24-030-02	Miller Homes (Pegasus Group)	Ms. Rebecca Dennis, Pegasus Group
AGT22-032-04	Miller Homes (Planit Planning & Development)	Mr. John Williams, Planit Planning & Development
AGT24-029-01	Nurton Developments	Mr. Paul Tucker KC, Counsel
AGT24-048-01	Peveril Securities (Carney Sweeney)	Ms. Sophie Drury, Carney Sweeney
AGT24-022-03-01	Redrow Homes (Harris Lamb)	Mr. John Pearce, Harris Lamb
AGT24-026-01	Richborough (Lichfields)	Ms. Nena Pavlidou, Lichfields
AGT24-026-02	St Philips Land Ltd (Lichfield's)	Mr. Myles Wild-Smith, Lichfields
AGT24-044	Staffordshire County Council	Mr. Mark Parkinson, Staffordshire County Council
AGT24-037-05	Taylor Wimpey	Ms. Morag Ellis KC, Counsel
STA24-049	Walsall Council	Mr. Neville Ball, Walsall Council

Examination of the South Staffordshire Local Plan Review
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Hearing Sessions Week 1 - Day 3
Thursday 29 May 2025

Morning and afternoon Sessions
09.30 hrs start

PARTICIPANTS

Matter 3 - Vision and Strategic Objectives

South Staffordshire Council

	Ms. Kelly Harris	Lead Planning Manager
	Mr. Ed Fox	Strategic Planning Team Manager
	Mr. Alex Evans	Strategic Planning Assistant Team Manager
	Mr. Piers Riley-Smith	Counsel, Kings Chambers

Representors

AGT24-035-01	Barberry Developments (RCA Regeneration)	Ms.Sian Griffiths, RCA Regeneration
AGT24-001-01.	Hallam Land Management (Acres Land Planning)	Mr. John Acres, Acres Land Planning
STA24-024-02	Home Builders' Federation	Ms. Rachel Daneman, Home Builders' Federation
AGT24-037-04	Indurent (St Modwen & JM Holt) (Savills)	Ms. Andrea Caplan, Savills
RES24-125-01	Landowners' Consortium	Mr. Gregory Jones
AGT 24-025-02	Lever & Cowdell Ltd ((Lever Turner Cowdell)	Mr. Paul Turner, Lever Turner Cowdell
AGT24-029-0129	Nurton Developments	Mr. Peter Leaver, Nurton Developments
AGT-24-037-05	Taylor Wimpey (Savills)	Ms. Jessica Graham, Savills
AGT24-030-04 AGT-24-030-05	Persimmon Homes Richborough (Pegasus Group)	Mr. David Onions, Pegasus Group

Matter 5 Spatial Strategy - Estimated start time 11.30 am

South Staffordshire Council

	Ms. Kelly Harris	Lead Planning Manager
	Mr. Ed Fox	Strategic Planning Team Manager
	Mr. Alex Evans	Strategic Planning Assistant Team Manager
	Ms. Jennie Hadley	Senior Planning Officer
	Mr. Paul Rigby	Senior Planning Officer

Representors participating on the following page:

Examination of the South Staffordshire Local Plan Review
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Representors		
AGT24-035-01	Barberry Developments (RCA Regeneration)	Ms. Sian Griffiths, RCA Regeneration
AGT24-041-02	Barratt David Wilson Homes (Turley)	Ms. Fiona Lee McQueen, Turley
AGT24-041-01	Bellway Strategic Land (Turley)	Ms. Jessica Herritty, Turley
AGT24-037-02 AGT24-004-01	CWC Group – Clowes Developments Mr. George Beard (Savills))	Mr. Joseph Cramphorn, Savills
AGT24-001-01	Hallam Land Management (Acres Land Planning)	Mr. John Acres, Acres Land Planning
STA24-024-02	Home Builders’ Federation	Ms. Rachel Daneman, Home Builders’ Federation
AGT24-037-04	Indurent (St Modwen & JM Holt) (Savills)	Ms. Andrea Caplan, Savills Mr. Nigel Millington, PJA
AGT 24-025-02	Lever & Cowdell Ltd (Lever Turner Cowdell)	Mr. Paul Turner, Lever Turner Cowdell
AGT24-029-01	Nurton Developments	Mr. Peter Leaver, Nurton Developments
RES24-176-01	Mr. Lee Penrose	Ms. Gail Collins, Tyler Parkes
RES24-082-01	Mr. Robert Gilbert	Mr. Robert Gilbert
AGT24-030-04 AGT-24-030-05 AGT24-030-08	Persimmon Homes Richborough Taylor Wimpey (Pegasus Group)	Mr. Keith Fenwick, Pegasus Group
AGT24-022-03	Redrow Homes (Harris Lamb)	Mr. Sam Silcocks, Harris Lamb
AGT24-048-02	St Francis Group (Featherstone) (Carney Sweeney)	Ms. Kaimi Saini, Carney Sweeney
STA24-044	Staffordshire County Council	Mr. Mark Parkinson, Staffordshire County Council
AGT24-002-03	Mr. M. Stephens (Advance Land & Planning)	Mr. Andy Williams, Advance Land & Planning Ltd
AGT24-037-05	Taylor Wimpey (Savills)	Ms. Jessica Graham (Savills)

Examination of the South Staffordshire Local Plan Review Inspectors K Ford K Ford MSC MRTPI and C Dillon BA (Hons) MRTPI Hearing Sessions Week 1 - Day 4 Friday 30 May 2025		
Morning Session 09.30 hrs start		
PARTICIPANTS		
Matter 6 - The Green Belt		
South Staffordshire Council		
	Ms. Kelly Harris	Lead Planning Manager
	Mr. Ed Fox	Strategic Planning Team Manager
	Mr. Alex Evans	Strategic Planning Assistant Team Manager
Representors		
AGT22-032-03 AGT22-032-02	Amadis Holdings Hampton Oak Developments (Planit Planning & Development)	Mr. John Williams, Planit Planning & Development
AGT24-035-01	Barberry Developments (RCA Regeneration)	Ms.Sian Griffiths, RCA Regeneration
AGT24-041-02	Barratt David Wilson Homes (Turley)	Ms. Fiona Lee McQueen, Turley
AGT-24-037-05	Taylor Wimpey (Savills)	Ms. Jessica Graham, Savills
AGT24-041-01	Bellway Strategic Land (Turley)	Ms.Jessica Herritty, Turley
AGT24-038-01	Bericote (Shepherd Planning)	Mr. Matthew Shepherd, Shepherd Planning
AGT24-017-02 AGT24-017-05	Bloor Homes Cameron Homes (Evolve Planning)	Mr. Neil Cox, Evolve Planning
AGT24-030-02 AGT24-030-05	Clowes Development Richborough (Pegasus Group)	Mr. David Onions, Pegasus Group
STA24-014-01	CPRE West Midlands	Mr. Peter King, CPRE West Midlands
AGT24-037-02 AGT24-004-01	CWC Group – Clowes Developments Mr. George Beard (Savills))	Mr. Joseph Cramphorn, Savills
AGT24-001-01	Hallam Land Management (Acres Land Planning)	Mr. John Acres, Acres Land Planning
STA24-024-02	Home Builders’ Federation	Ms. Rachel Daneman, Home Builders’ Federation
AGT24-030-02	Miller Homes (Pegasus Group)	Ms. Rebecca Dennis, Pegasus Group
AGT24-029-01	Nurton Developments	Mr. Peter Leaver, Nurton Developments
AGT-002-03	Mr. M. Stephens (Advance Land & Planning)	Mr. Andy Williams, Advance Land & Planning Ltd
AGT24-026-02	St Philips Land Ltd (Lichfield’s)	Mr. Myles Wild-Smith, Lichfields

Examination of the South Staffordshire Local Plan Review Inspectors K Ford K Ford MSC MRTPI and C Dillon BA (Hons) MRTPI Hearing Sessions Week 1 - Day 4 Friday 30 May 2025		
Afternoon Session 14.00 hrs start		
PARTICIPANTS		
Matter 8 - Delivering the right Homes (policies SA4 and HC9 only)		
South Staffordshire Council		
	Ms. Kelly Harris	Lead Planning Manager
	Mr. Ed Fox	Strategic Planning Team Manager
	Mr. Alex Evans	Strategic Planning Assistant Team Manager
	Mr. Steve Jarman	ORS
Representors		
STA24-013-01	CPRE Staffordshire	Mr. Paul Windmill, CPRE Staffordshire