

Examination of the South Staffordshire Local Plan
Inspectors: C Dillon BA (Hons) MRTPI and K Ford MSC MRTPI

Draft Hearings Timetable and Participants (003) 9 May 2025

VIRTUAL HEARING SESSIONS

Week one		
	Morning session 09.30 – 12.30	Afternoon session 14.00 – 17.00
Tuesday 27 May 2025	Opening and Introductions followed by Matter 1: Procedural/ Legal Requirements Participants: South Staffordshire Council AGT24-027-02-01 Boningale Homes/Developments (Marrons) AGT24-037-02 CWC Group – Clowes Developments (Savills) AGT24-001-01 Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) RES24-125-01 Landowners’ Consortium AGT24–029–01 Nurton Developments AGT-002-03 Mr. M. Stephens (Advance Land & Planning) AGT-24-037-05 Taylor Wimpey (Savills) Matter 2: The Duty to Cooperate Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) AGT24-041-01. Bellway strategic Land (Turley) AGT24-027-02-01 Boningale Homes/Developments (Marrons) STA24-013-01 CPRE Staffordshire AGT24-037-02 CWC Group – Clowes Developments (Savills)) AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation Participants continued on following page:-	Matter 3: Vision and Strategic Objectives Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) AGT24-001-01 Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) RES24-125-01 Landowners’ Consortium AGT 24-025-02 Lever & Cowdell Ltd ((Lever Turner Cowdell) AGT24–029–0129 Nurton Developments AGT24-030-04 Persimmon Homes (Pegasus Group) AGT-24-030-05 Richborough (Pegasus) AGT-24-037-05 Taylor Wimpey (Savills)

	Matter 2 Participants continued: AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT24-048-01 Peveril Securities (Carney Sweeney) AGT24-022-03-01 Redrow Homes (Harris Lamb) STA22-001-01 Acton Trussel, Bednall & Teddesley Hay Parish Council AGT24-037-05 Taylor Wimpey (Savills)	
Wednesday 28 May 2025	Matter 4: Development Needs and Requirements Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) AGT24-041-01. Bellway strategic Land (Turley) AGT24-030-02 Clowes development (Pegasus Group) STA24-013-01 CPRE Staffordshire STA24-014 CPRE West Midlands AGT24-037-02 CWC Group – Clowes Developments (Savills) STA24-015 Dudley Council AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) RES24-125-01 Landowners’ Consortium AGT-24-030-03 Miller Homes (Pegasus Group) AGT-22-032-04 Miller Homes (Planit Planning & Development) AGT24-029-01 Nurton Developments AGT24-030-04 Persimmon Homes (Pegasus Group) AGT24-048-01 Peveril Securities (Carney Sweeney) AGT24-022-03-01 Redrow Homes (Harris Lamb) AGT-24-030-05 Richborough (Pegasus) AGT24-026-01 Richborough (Lichfields) AGT24-026-02 St Philips Land Ltd (Lichfields) STA24-044 Staffordshire Couty Council AGT24-034-01 Vistry (Rapleys) STA24-049-0 Walsall Council Participants continued on following page:	Matter 4: Development Needs and Requirements Contd. Participants: As for AM session

	Matter 4 Participants continued Evolve Planning & Design for:- AGT24-017-01 Bloor Homes AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes Savills Earth for: AGT-24-037-01 Barratt West Midlands AGT-24-037-05 Taylor Wimpey (Savills)	
Thursday 29 May 2025	Matter 5: Spatial Strategy Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) AGT24-041-02 Barratt David Wilson Homes (Turley) AGT24-041-01. Bellway strategic Land (Turley) AGT24-037-02. CWC Group – Clowes Developments (Savills) AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT 24-025-02 Lever & Cowdell Ltd ((Lever Turner Cowdell) RES24-176-01 Mr. Lee Penrose AGT24–029–01 Nurton Developments AGT24-030-04 Persimmon Homes (Pegasus Group) AGT24-022-03-01 Redrow Homes (Harris Lamb) STA22-001-01 Acton Trussel, Bednall & Teddesley Hay Parish Council AGT-24-030-05 Richborough (Pegasus) RES24-082-01. Mr. Robert Gilbert AGT24-048-02 St Francis Group (Featherstone) (Carney Sweeney) STA24-044 Staffordshire Couty Council AGT-002-03 Mr. M. Stephens (Advance Land & Planning) AGT24-030-08 (Pegasus) AGT24-034-01 Vistry (Rapleys) Evolve Planning & Design for: AGT24-017-01 Bloor Homes and AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes Participants continued on following page:	Matter 5: Spatial Strategy Contd. Participants: - As for AM Session

	Matter 5 Participants continued Planit Planning & Development for: AGT-22-032-01 Amadis Holdings AGT22-032-02 Hampton Oak Developments AGT22-032-03 Jenks & Letts Savills Earth for: AGT-24-037-01 Barratt West Midlands AGT-24-037-05 Taylor Wimpey (Savills)	
Friday 30 May 2025	Matter 6: The Green Belt Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) AGT24-041-02 Barratt David Wilson Homes (Turley) AGT24-041-01. Bellway strategic Land (Turley) AGT24-038-01 Bericote (Shepherd Planning) AGT24-027-01 Bloor Homes (Marrons) AGT24-030-02 Clowes Development (Pegasus Group) STA24-014 CPRE West Midlands AGT24-037-02. CWC Group – Clowes Developments (Savills) AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT-24-030-03 Miller Homes (Pegasus Group) AGT24–029–012 Nurton Developments AGT24-030-04 Persimmon Homes (Pegasus Group) AGT-24-030-05 Richborough (Pegasus) AGT-002-03 Mr. M. Stephens (Advance Land & Planning) AGT24-026-02 St Philips Land Ltd (Lichfields) Evolve Planning & Design for:: AGT24-017-01 Bloor Homes AGT24-017-02 Cameron Homes Planit Planning & Development for: AGT-22-032-01 Amadis Holdings AGT22-032-02 Hampton Oak Developments AGT22-032-03 Jenks & Letts Savills Earth for: AGT-24-037-01 Barratt West Midlands AGT-24-037-05 Taylor Wimpey (Savills)	Matter 8: Delivering the Right Homes (Policies SA4 and HC9 only) Participants: South Staffordshire Council STA24-013-01 CPRE Staffordshire

Week two

	Morning session 09.30 – 12.30	Afternoon session 14.00 – 17.00
Monday 21 July 2025	Matter 7: Site Allocations Issue 1 Participants: South Staffordshire Council AGT24-014-01 Bloor Homes (Define Planning) AGT24-027-01 Bloor Homes (Marrons) STA24-013-01 CPRE Staffordshire AGT24-037-02. CWC Group – Clowes Developments (Savills) AGT24-001-01. Hallam Land Management (Acres Land Planning) AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT-24-030-03 Miller Homes (Pegasus Group) AGT24-029-01 Nurton Developments AGT-24-030-05 Richborough (Pegasus) AGT24-026-02 St Philips Land Ltd (Lichfields) AGT24-030-08 Taylor Wimpey (Pegasus) AGT24-034-01 Vistry (Rapleys) Advance Land & Planning Ltd for:- AGT-24-002- Seabridge Developments AGT-002-03 Mr. M. Stephens Evolve Planning & Design for:- AGT24-017-01 Bloor Homes and AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes Planit Planning & Development for:- AGT-22-032-01 Amadis Holdings AGT22-032-02 Hampton Oak Developments AGT22-032-03 Jenks & Letts Savills Earth for: AGT-24-037-01 Barratt West Midlands AGT-24-037-05 Taylor Wimpey (Savills)	Matter 7: Site Allocations SA1 Land East of Bilbrook Participants: South Staffordshire Council AGT24-001-01. Hallam Land Management (Acres Land Planning) RES24-098 Ms.Victoria Harris
Tuesday 22 July 2025	Matter 7: Site Allocations SA2 Land North of Penkridge Participants South Staffordshire Council AGT24-014-01 Bloor Homes (Define Planning) AGT24-044-01 Lidl Great Britain (Walsingham Planning) AGT24-026-02 St Philips Land Ltd (Lichfields) STA24-044 Staffordshire Couty Council	Matter 7: Site Allocations SA3 Tier 2 Settlements Participants South Staffordshire Council AGT-24-030-05 Richborough (Pegasus) Evolve Planning & Design for:- 017-03 Four Ashes Road and AGT24-017-05 Lovell Homes

Wednesday 23 July	Matter 7: Site Allocations SA3 Tier 1 Settlements Participants: South Staffordshire Council RES24-011-01 Cllr Len Bates AGT-24-030-05 Richborough (Pegasus) STA24-044 Staffordshire Couty Council AGT22-032-04 Miller Homes (Planit Planning & Development) AGT-24-030-03 Miller Homes (Pegasus Group)	Matter 7: Site Allocations SA3 Tier 1 Settlements contd. Participants: As for AM session
Thursday 24 July 2025	Matter 8: Delivering the Right Homes Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) STA24-013-01 CPRE Staffordshire STA24-014 CPRE West Midlands AGT24-037-02. CWC Group – Clowes Developments (Savills) AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT24-030-04 Persimmon Homes (Pegasus Group) Evolve Planning & Design for:- AGT24-017-01 Bloor Homes AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes Planit Planning & Development for:- AGT22-032-02 Hampton Oak Developments AGT22-032-04 Miller Homes	Matter 7: Site Allocations SA3 Tier 3 Settlements Participants: South Staffordshire Council AGT24-017-02 Cameron Homes (Evolve Planning & Design) AGT24-015-01 Ms. Joan Munday (Doorbars) AGT24-019-01 Gladman Developments STA22-001-01 Acton Trussel, Bednall & Teddesley Hay Parish Council RES24-261-01 Mr. Brian Wyatt RES24-146-01 Mr. Sean Massey RES-24-147-01 Ms. Sarah Matthews RES24-149-01 Dr. Will McKeown
Friday 25 July 2025	Matter 9: - Housing Land Supply Participants: South Staffordshire Council AGT24-041-01. Bellway strategic Land (Turley) STA24-013-01 CPRE Staffordshire STA24-014 CPRE West Midlands AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation AGT-24-030-05 Richborough (Pegasus) Savills Earth for: AGT-24-037-01 Barratt West Midlands AGT-24-037-05 Taylor Wimpey (	Matter 9: - Housing Land Supply Contd Participants: As for AM session

Week Three

	Morning session 09.30 – 12.30	Afternoon session 14.00 – 17.00
Monday 28 July 2025	Matter 12: Building a Strong Local Economy Participants: South Staffordshire Council STA24-013-01 CPRE Staffordshire AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT24-048-01 Peveril Securities (Carney Sweeney) AGT24-026-01 Richborough (Lichfields) AGT24-048-02 St Francis Group (Featherstone) (Carney Sweeney) AGT24-016-03- Wolverhampton Airport (Emery Planning)	Matter 7: Site Allocations – employment sites Participants: South Staffordshire Council AGT24-038-01 Bericote (Shepherd Planning) STA24-013-01 CPRE Staffordshire AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT24-029-0129 Nurton Developments AGT24-048-02 St Francis Group (Featherstone) (Carney Sweeney) STA24-044 Staffordshire Couty Council AGT-24-037-05 Taylor Wimpey (Savills)
Tuesday 29 July 2025	Matter 14: Protecting and Enhancing the Natural Environment Participants: South Staffordshire Council STA24-024-02 Home Builders’ Federation AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT24-048-01 Peveril Securities (Carney Sweeney)	Matter 16: Enhancing the Historic Environment Participants: South Staffordshire Council STA22-063-01. Inland Waterways
Wednesday 30 July 2025	Matter 13: Community Services, Facilities and Infrastructure Participants: South Staffordshire Council AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) AGT24-043-01 Lidl Great Britain (Walsingham Planning) AGT24-016-03- Wolverhampton Airport (Emery Planning)	Matter 13: Community Services, Facilities and Infrastructure Contd. Participants: <i>as for AM session</i>
Thursday 31 July 2025	Matter 15: Climate change and sustainable development Participants: South Staffordshire Council STA24-014 CPRE West Midlands STA24-024-02 Home Builders’ Federation AGT24-037-04 Indurent (St Modwen & JM Holt) (Savills) Advance Land & Planning for:-	Matter 10: Design and Space Standards Participants: South Staffordshire Council AGT24-001-01. Hallam Land Management (Acres Land Planning) STA24-024-02 Home Builders’ Federation Evolve Planning & Design for:- AGT24-017-01 Bloor Homes

	AGT-002-03 Mr. M. Stephens AGT-24-002 BSA Environmental AGT-24-002 Seabridge Developments Evolve Planning & Design for:- AGT24-017-01 Bloor Homes AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes Planit Planning & Development for:- AGT22-032-02 Hampton Oak Developments AGT22-032-04 Miller Homes	AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes Planit Planning & Development for:- AGT22-032-02 Hampton Oak Developments AGT22-032-04 Miller Homes Matter 11: Promoting Successful and Sustainable Communities Participants: South Staffordshire Council STA24-024-02 Home Builders' Federation Advance Land & Planning for:- AGT-002-03 Mr. M. Stephens AGT-24-002 BSA Environmental AGT-24-002 Seabridge Developments Evolve Planning & Design for:- AGT24-017-01 Bloor Homes AGT24-017-02 Cameron Homes AGT24-017-03 Four Ashes Road AGT24-017-05 Lovell Homes
Friday 1 August 2025	Matter 17 - Delivery and Monitoring Participants: South Staffordshire Council AGT24-035-01 Barberry Developments (RCA Regeneration) AGT24-037-02. CWC Group – Clowes Developments (Savills) STA24-024-02 Home Builders' Federation Savills for: AGT-24-037-01 Barratt West Midlands (Savills) AGT-24-037-05 Taylor Wimpey (Savills)	Reserve

Every effort will be made to keep to this draft timetable, but late changes may be unavoidable. Priority will be given to starting the debate on each matter at the appointed time, and it may be necessary to extend the discussion in the afternoon session. The Programme Officer will endeavour to inform the participants of any late changes to the timetable, but it is the responsibility of the participants to keep themselves up to date with the arrangements and programme. Participants need to be ready to attend on the Reserve time indicated on the programme – this will be used if necessary to complete any unfinished sessions.

Programme Officer:

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