

Statement of Common Ground

Between

Evolve Planning and Design and South Staffordshire Council

Relating to Proposed Allocation of Site 617 - Four Ashes Road

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 24th July 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 617 - Four Ashes Road. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Evolve Planning and Design are promoting the site on behalf of the landowner. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Evolve Planning and Design and South Staffordshire Council have agreed will be delivered on Site 617 – Four Ashes Road.

Site Information

The site is 3ha in size, currently designated as safeguarded land, and is located on the eastern edge of Brewood. The development boundary will be amended to include the site in accordance with Policy SA3.

Proposed Site Development

The site is suitable, available now and achievable for residential development and will be delivered in accordance with the relevant Development Plan policies. It is anticipated that the site will be completed within 5 years of being allocated upon the adoption of the Plan.

The key matters of agreement between the parties (subject to outstanding policy specific objections) are as follows:

- To deliver a minimum of 63 dwellings
- To provide vehicular and pedestrian access via Four Ashes Road including extension of existing footway
- To provide 30% Affordable Housing in accordance with Policy HC3
- To provide an appropriate housing mix in accordance with Policy HC1, to reflect the latest housing needs evidence particularly with reference to the latest Housing Market Assessment, and to include provision of homes for older people in accordance with Policy HC4
- To provide new dwellings of appropriate design, internal and external space standards in accordance with Policies HC10 and HC12
- To provide a minimum of 10% biodiversity net gain as part of the development in accordance with Policy NB2
- To provide an appropriate level of on-site open space, SUDs, and other green infrastructure in accordance with Policies HC1, HC19, NB2 & NB7
- To provide connectivity to existing habitats, open space, and other green infrastructure networks in accordance with Policies NB1, NB2 & HC19
- To provide any necessary education contribution agreed through dialogue with the School Organisation Team at Staffordshire County Council in accordance with Policy HC15 assuming they are found to be CIL compliant.
- To provide any necessary contributions to health and playing pitches/sports facilities agreed through dialogue with the Integrated Care Board and Sports England in accordance with Policies HC14 & HC18 assuming they are found to be CIL compliant.
- To meet any other applicable development requirements set out in the emerging Local Plan Review, including the site-specific requirements set out in Appendix C of the Local Plan.

Matters of disagreement:

Requirements outlined in Policies NB6A & NB6C. If, following EiP these policies are found to be sound, the requirements can be delivered on site.

Declaration	
The contents of this document are agreed for the purposes of the South Staffordshire Council Local Plan Review 2023-2041 Examination.	
Signed on behalf of the Landowner/ Promotor / Developer	Signed on behalf of South Staffordshire Council
Signed: <i>Neil Cox</i> Date: 24/07/24	Signed <i>Kelly Harris</i> Date ..15/11/2024
Position: Director (Evolve)	Position <i>Lead Planning Manager</i>