

Statement of Common Ground

Between

Hampton Oak Developments and South Staffordshire Council

Relating to Proposed Allocation of Site 251 - Hall End Farm

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 13th May 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 251 - Hall End Farm. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Hampton Oak Developments have a contract to purchase the site from the landowner and to promote the land for residential development. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Hampton Oak Developments and South Staffordshire Council have agreed will be delivered on Site 251 - Hall End Farm.

Site Information

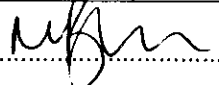
The site is 0.8ha in size, currently designated as safeguarded land, and is located adjacent to the south-west edge of the Pattingham development boundary. The development boundary will be amended to include the site in accordance with Policy SA3.

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, subject to each policy being found acceptable by the Inspector and taking into account comments raised in Hampton Oak Development's Regulation 19 Representations – December 2022 and May 2024). 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 are as follows:

- To deliver around 17 dwellings
- To provide vehicular and pedestrian access via the adjacent rural exception housing site to the east
- 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 and sustainable construction standards in accordance with Policies HC10, HC12 & NB6A
- 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 contribution / on-site open space, SUDs, and other green infrastructure in accordance with Policies HC17, 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 necessary education contribution agreed through dialogue with the School Organisation Team at Staffordshire County Council in accordance with Policy HC15
- To provide 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
- To deliver a development that achieves net zero regulated carbon emissions in accordance with Policy NB6A
- To meet 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.

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 	Signed Kelly Harris
Date 4-6-24	Date 10/06/2024
Position DIRECTOR - HAMPTON OAK	Position Lead Planning Manager