

**Statement of Common Ground**

**Between**

**Pegasus Group and South Staffordshire Council**

**Relating to Proposed Allocation of Site 005 - Land at Cherrybrook Drive**

South Staffordshire emerging Local Plan Review 2023 - 2041

**Date: 28<sup>th</sup> May 2024**

## Introduction

This Statement of Common Ground (SoCG) relates to Site 005 - Land at Cherrybrook. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Pegasus Group are promoting the site on behalf of the land owner. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Pegasus Group and South Staffordshire Council have agreed will be delivered on Site 005 - Land at Cherrybrook.

### Site Information

The site is 4.2ha in size, currently designated as safeguarded land, and is located on the northern edge of Penkridge village. 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 are as follows:

- To deliver a minimum of 88 dwellings
- To provide vehicular and pedestrian access from Kentmere Close via Cherrybrook Drive
- 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 dwelling 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 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 any necessary education contribution agreed through dialogue with the School Organisation Team at Staffordshire County Council in accordance with Policy HC15
- 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
- To deliver a development that achieves net zero regulated carbon emissions in accordance with Policy NB6
- 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.

The final policy requirements will reflect those found sound through the examination process.

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 Date 28 <sup>th</sup> May 2024	 Signed Date 10/06/2024
Position: Executive Director, Pegasus Group	Position Lead Planning Manager