

Statement of Common Ground

Between

Miller Homes and South Staffordshire Council

**Relating to Proposed Allocation of Site 419a&b - Land at Keepers
Lane and Wergs Hall Road**

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 13th May 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 419a&b - Land at Keepers Lane and Wergs Hall Road. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Miller Homes have a contract to purchase the site from the landowners and wish to promote the site for residential development. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Miller Homes and South Staffordshire Council have agreed will be delivered on Site 419a&b - Land at Keepers Lane and Wergs Hall Road.

Site Information

The site is 15.1ha in size and is located to the South of Codsall. The site was previously identified as safeguarded land so is therefore currently not within the Green Belt. The Codsall Development Boundary will be amended to include the site in accordance with Policies DS3 and 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 Miller Homes' Regulation 19 Representations – December 2022 and May 2024). The following trajectory is considered to be a realistic starting point for estimated minimum dwelling delivery on site once the plan is adopted although opportunities to expedite earlier delivery will be agreeable to both parties:

2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37
0	0	0	45	45	45	45	45	45	45	2

The key matters of agreement between the parties are as follows:

- To deliver a minimum of 317 dwellings
- To provide vehicular and pedestrian access via Wergs Hall Road and into the adjacent allocated housing site, including provision of a through road from Keepers Lane to Wergs Hall Road and 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 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 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 **K Holdstock**

Date 24/05/2024

Signed 

Date 10/06/2024

Position Senior Land and Planning
Manager

Position: Lead Planning Manager