

## Introduction

This Statement of Common Ground (SoCG) relates to Site 523 - Land east of Wolverhampton Road. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. The site is being promoted by AJM Planning Associates Ltd on behalf of the landowner. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what AJM Planning Associates Ltd and South Staffordshire Council have agreed will be delivered on Site 523 - Land east of Wolverhampton Road.

### Site Information

The site is 2.4ha in size and is located to the west side of Cheslyn Hay. The Cheslyn Hay development boundary amended 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. 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 49 dwellings
- To provide vehicular and pedestrian access via Wolverhampton Road and explore pedestrian access to Pinfold Lane
- 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 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.

### 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 <del>10/25</del> PP. AJM PLANNING ASSOCIATED DP Date 10/05/24	Signed Kelly Harris Date 15/11/2024
Position <del>TAKING DIRECTOR</del>	Position Lead Planning Manager