

Statement of Common Ground

Between

Miller Homes and South Staffordshire Council

Relating to Proposed Allocation of Site 536a - Land off Holly Lane

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 13th May 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 536a - Land off Holly Lane. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Miller Homes 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 Miller Homes and South Staffordshire Council have agreed will be delivered on Site 536a - Land off Holly Lane.

Site Information

The site is 4ha in size, currently designated as Green Belt, and is located on the southern edge of Great Wyrley. The site will be removed from the Green Belt and the Cheslyn Hay/Great Wyrley development boundary amended in accordance with Policies DS1 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 account of the comments raised in Miller Homes' 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 a minimum of 84 dwellings
- To provide vehicular and pedestrian access via Holly Lane
- Deliver on site drop off parking to serve Landywood Primary School
- Deliver on site specialist older persons housing
- 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 compensatory Green Belt improvements in line with Policy DS2
- 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 21/05/2024

Date: 21st May 2024

Position SENIOR LAND AND
PLANNING MANAGER

Position: Lead Planning Manager

