

Statement of Common Ground

Between

Evolve Planning and Design and South Staffordshire Council

**Relating to Proposed Allocation of Site 459,562 & 415 – Land off
Pool House Road (east)**

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 17th July 2024

Introduction

This Statement of Common Ground (SoCG) relates to Sites 459 and 562/415 – Land off Pool House Road (east). The sites are being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Evolve Planning and Design are promoting the site on behalf of a landowner or developer who have an interest in the site. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Evolve Planning and Design and South Staffordshire Council have agreed will be delivered on Sites 459 and 562/415 – Land off Pool House Road (east).

Site Information

The sites are cumulatively 6.5ha in size, currently designated as safeguarded land, and is located on the western edge of Wombourne village. The development boundary will be amended to include the site in accordance with Policy SA5.

Proposed Site Development

The sites are suitable, available now and achievable for residential development and will be delivered in accordance with the relevant Development Plan policies. The following trajectory is considered to be a realistic starting point for estimated minimum dwelling delivery on site once the plan is adopted:

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
0	0	0	45	45	33	0

The key matters of agreement between the parties (subject to outstanding policy specific objections) are as follows:

- To deliver a minimum of 123 dwellings across both sites, recognising the constraint of high voltage power lines to Site 459.
- To provide vehicular and pedestrian access via Pool House Road alongside pedestrian links to the village centre along Ounsdale Road and into Site 285 to the west
- 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 standards in accordance with Policies HC10 and HC12
- 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 assuming they are found to be CIL compliant.
- 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 assuming they are found to be CIL compliant.
- 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

Matters of disagreement:

Requirements outlined in Policies NB6A & NB6C. If, following EIP these policies are found to be sound, the requirements can be delivered on site.

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: *Neil Cox*

Signed *Kelly Harris*

Date: 17/07/24

Date 15/11/24

Position: Director

Position Lead Planning Manager