

**Statement of Common Ground**

**Between**

**Pegasus Group, Taylor Wimpey and South Staffordshire Council**

**Relating to Proposed Allocation of Site 285 – Land off Pool House  
Road (west)**

South Staffordshire emerging Local Plan Review 2023 – 2041

**Date: 13<sup>th</sup> May 2024**

## Introduction

This Statement of Common Ground (SoCG) relates to Site 285 – Land off Pool House Road (west). 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 the landowner or developer. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Pegasus and South Staffordshire Council have agreed will be delivered on Site 285 – Land off Pool House Road (west).

### Site Information

The site is 3.9ha 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 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 82 dwellings
- To provide vehicular and pedestrian access via Pool House Road alongside pedestrian links to the village centre along Ounsdale Road.
- To provide pedestrian connectivity into Site 459 to the east
- 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.

\* Subject to any changes or amends made in representations to the Regulation 19 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 by Pegasus Group on behalf of Taylor Wimpey	Signed on behalf of South Staffordshire Council
<p>Signed</p>  <p>Date: 28.05.2024</p>	<p>Signed </p> <p>Date 10/06/2024</p>
Position: Director	Position Lead Planning Manager