

Statement of Common Ground

Between

**Crest Nicholson Operations Limited and South Staffordshire
Council**

**Relating to Proposed Allocation of Site 274 – Land south of White
Hill**

South Staffordshire emerging Local Plan Review 2023 – 2041

Date: 13th May 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 274 – Land south of White Hill. The site is being proposed for allocation by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Avison Young are promoting the site on behalf of the landowner Crest Nicholson. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Crest Nicholson and South Staffordshire Council have agreed will be delivered on Site 274 – Land south of White Hill.

Site Information

The site is 5.5ha in size. The entire site was removed from the Green Belt as part of the adopted Site Allocations DPD (SADPD). The northern part of the site is currently within the designated development boundary and allocated for housing in the SADPD. The southern part of the site is identified as safeguarded land in the SADPD.

The Kinver development boundary is proposed to be amended in accordance with Policy SA3 to include the southern part of the site (previously identified as safeguarded land in the SADPD) and allocate it for housing.

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.

Crest has commented on the soundness of a number of the draft Development Management Policies in the emerging Local Plan Review (HC1, HC2, HC3, HC4, HC8, HC10, HC12, HC13, HC14, HC15, HC18, HC17, EC12, NB1, NB2, NB4, NB6A, NB6C, NB8). Therefore, subject to these comments being considered by the Planning Inspectorate, if these policies are found sound the site would be capable of delivering a scheme which is compliant with policies including:

- A minimum of 82 dwellings on the area identified as safeguarded land in the SADPD, that is currently proposed to be allocated in the Publication Plan
- Up to 38 dwellings have been permitted (20/00621/OUT) on the portion of the site that is already within the development boundary
- To provide vehicular and pedestrian access via White Hill
- 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 dwelling 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 and the CIL Regulation 122 tests.
- 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 and the CIL Regulation 122 tests.

- 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



Daisy Loates

Date 18.06.24

Signed



Date 15/11/24

Position – Planning Manager

Position Lead Planning Manager

