

Statement of Common Ground

Between

LF (Perton) Ltd and South Staffordshire Council

**Relating to Proposed Allocation of Site 239 - Land west of
Wrottesley Park Road (south)**

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 23rd May 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 239 - Land west of Wrottesley Park Road (south). The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what LF (Perton) Ltd and South Staffordshire Council have agreed will be delivered on Site 239 – Land west of Wrottesley Park Road (south).

Site Information

The site is 7.2ha in size, currently designated as safeguarded land, and is located to the western edge of Perton village. The development boundary will be amended to include the site in accordance with Policy 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. 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	45	45	45	15	0

The key matters of agreement between the parties are as follows:

- To deliver a minimum of 150 dwellings
- To provide vehicular and pedestrian access via the neighbouring allocated site to the south which connects to the existing roundabout on Wrottesley Park Road
- 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
- 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
Laura Stops on behalf of LF (Perton) Ltd Signed	SignedKelly.Harris.....
Date 29/05/2024	Date 10/06/2024.....
DocuSigned by: Position <i>Laura Stops</i>	Position Lead Planning Manager
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