

Statement of Common Ground

Between

White-Ridge Architecture Limited and South Staffordshire Council

Relating to Proposed Allocation of Site 704 - Land off Norton Lane

South Staffordshire emerging Local Plan Review 2023 - 2041

Date 13th May 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 704 - Land off Norton Lane. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. White-Ridge Architecture Limited 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 White-Ridge Architecture Limited and South Staffordshire Council have agreed will be delivered on Site 704 – Land off Norton Lane.

Site Information

The site is 1.3ha in size, currently designated as Green Belt, and is located on the northern 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. 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 31 dwellings
- To provide vehicular and pedestrian access via Norton Lane, including pedestrian crossing
- 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 financial contribution / 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 deliver compensatory Green Belt improvements in line with Policy DS2
- 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 	Signed <i>Kelly Harris</i>
Date <i>12th June 2024</i>	Date <i>15/11/24</i>
Position <i>Architect</i>	Position <i>Lead Planning Manager</i>