

**Statement of Common Ground**

**Between**



**and South Staffordshire Council**

**Relating to Proposed Allocation of Site 119a - Land adjoining  
Saredon Road**

**South Staffordshire Local Plan Review 2023 – 2041**

**(Regulation 19 April 2024)**

**Date: 9<sup>th</sup> October 2024**

## Introduction

This Statement of Common Ground (SoCG) relates to Site 119a - Land adjoining Saredon Road (Here after referred to as the Site). The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. The site is being promoted by [REDACTED] (Herein after referred to as The Parties). Advance Land & Planning Limited (ALP) are representing [REDACTED] who controls the southern part of the site, and Berrys are representing [REDACTED] who controls the wood yard on the eastern part of the site (see attached inset plan 1 for areas of control). Please note South Staffordshire Council owns the access to [REDACTED] site. However, there is a legal agreement in place which allows [REDACTED] to promote this area of the site. As such, this has been included within [REDACTED] area of control on the attached inset plan.

The purpose of the SoCG is to provide the Inspector with clarity and certainty on what [REDACTED] and South Staffordshire Council have agreed will be delivered on Site 119a - Land adjoining Saredon Road.

The SoCG is without prejudice to the objections made by ALP in relation to Policies NB6 and HC14.

### Site Information

The overall site is 2.9ha in size and is located to the north-west of Cheslyn Hay, close to the Secondary School; Primary School and Leisure Centre. The Cheslyn Hay development boundary will be amended in accordance with Policies DS3 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 on what the site will deliver as a whole are as follows:

- To deliver a minimum of 60 dwellings
- To provide vehicular and pedestrian access via Saredon Road, including an extension of the footway
- 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 open space, SUDs, and other green infrastructure, on or immediately adjacent to the site, 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 the requirements set out in Appendix C of the Local Plan.

<b>Declaration</b>	
The contents of this document are agreed for the purposes of the South Staffordshire Council Local Plan Review 2023-2041 Examination.	
Signed by Advance Land & Planning Ltd on behalf of Mr M Stephens/ Promoter / Developer	Signed on behalf of South Staffordshire Council
Signed <i>M Williams</i> Date <i>9/10/2024</i>	Signed <i>Kelly Harris</i> Date <i>15/11/24</i>
Position <i>DIRECTOR</i>	Position <i>Lead Planning Manager</i>
Signed by Berrys on behalf of Mr P. Wilkes/ Promoter / Developer	
Signed <i>LC Sproule</i> Date <i>10/10/2024</i>	
Position <i>Senior Planning Consultant</i>	

