

Statement of Common Ground

Between

**Advance Land & Planning Limited on behalf of BSA Environmental
Limited**

and South Staffordshire Council

Relating to Proposed Allocation of Site 730 – Fishers Farm

South Staffordshire emerging Local Plan Review 2023 - 2041

Date: 3 July 2024

Introduction

This Statement of Common Ground (SoCG) relates to Site 730 - Fishers Farm. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023 – 2041. Advance Land & Planning Limited (ALP) is promoting the site on behalf of the landowner. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Advance Land & Planning Limited and South Staffordshire Council have agreed will be delivered on Site 730 – Fishers Farm.

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

Site Information

The site is 0.3ha in size and comprises previously developed land that is currently designated as Green Belt and is located on the southern edge of Cheslyn Hay and 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 (subject to further discussion through the Local Plan EIP process and any resultant modifications recommended) are as follows:

- To deliver a minimum of 10 dwellings
- To provide vehicular and pedestrian access via Upper Landywood Lane
- To provide 30% Affordable Housing in accordance with Policy HC3, subject to any reduction, as agreed by the Council, as a result of the application of Vacant Building Credit in accordance with national policy and the Affordable Housing SPD
- 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 (subject to considering the need to create a satisfactory site layout which will be determined through the development management process)
- 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 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 <i>[Signature]</i> Date <i>3/7/2024</i>	Signed <i>Kelly Harris</i> Date <i>15/11/2024</i>
Position <i>DIRECTOR - ADVANCE LAND & PLANNING LTD.</i>	Position <i>Lead Planning Manager</i>