

Statement of Common Ground

Between

Bloor Homes, St Philips and South Staffordshire Council

**Relating to Proposed Allocation of Site 584 & 010 - Land North of
Penkridge**

South Staffordshire emerging Local Plan Review 2023-2041

Date: 10th December 2024

Introduction

- 1.1 This Statement of Common Ground (SoCG) relates to Site 584 and 010 – Land north of Penkridge (the “allocation site”). The site is proposed to be allocated for residential led development 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 as to what Bloor Homes, St Philips and South Staffordshire Council have agreed will be delivered within the development of the allocation site in accordance with the Local Plan Review policies.

Matters of disagreement

- 1.2 There are several matters of disagreement between South Staffordshire Council and the landowner / promoter. As it is essential the SoCG is signed, these matters of disagreement have been highlighted in the text of the document as follows –
- Text proposed by South Staffordshire and requested deleted by the landowner / promoter is in **bold**
 - Replacement / additional text proposed by the landowner / promoter is bracketed in *(blue italics)*
 - Representations submitted as part of the Local Plan Regulation 19 Consultation regarding amendments to policies MA1 and SA2, which are not agreed by South Staffordshire Council are detailed in paragraph 1.10

Site description

- 1.3 The site is 51ha in size and is located to the North of Penkridge. The site is in the open countryside and the Penkridge Development Boundary will be amended to include the site in accordance with Policies DS3 and SA2.

Masterplan

- 1.4 The parties agree that the site should come forward as a comprehensively master planned scheme in line with Policy MA1 and SA2 and should seek to deliver a minimum of 1029 homes. The development should broadly align with the indicative Concept Plan and Vision and Objectives for the site detailed in the Local Plan Review 2023-2041.

Site specific policy requirements (Policy SA2)

- 1.5 It is agreed between the parties that the development of the allocation site will deliver the following requirements as set out in Policy SA2 (as proposed to be modified following representations), subject to the policy requirements being found sound at Examination:

Policy SA2 – Strategic development location: Land North of Penkridge

A strategic site for major housing growth is identified at Land North of Penkridge in the location shown in Appendix B of this document. The key spatial principles for delivering this level of housing growth at Land North of Penkridge are illustrated through the indicative Concept Plan for the site shown in Appendix F. The development should be delivered in accordance with the requirements of other policies in this Local Plan and an approved site wide Strategic Master Plan as required under Policy MA1, informed by the Concept Plan, vision and objectives for

the site contained within this document and requirements set out within the Infrastructure Delivery Plan. The site-specific requirements should include:

- a) A minimum of 1,029 new homes, including affordable housing and a specialist elderly housing element (e.g. sheltered or extra care) of at least 40 units in accordance with other policies within the local plan.
- b) A Community Hub focused around community uses/provision with a strong relationship with primary movement through and within the site, well connected to the site wide green infrastructure network, to contain:
 - A new first school (1.2ha)
 - Local convenience retail to serve the new neighbourhood
 - Other commercial floorspace to serve the day to day needs of the neighbourhood
 - Flexible community space.
- c) A Community Park on the eastern side of the development.
- d) A transport strategy which includes consideration of accesses onto the A449, a gateway feature to the village on the site's northern edge and appropriate public transport provision to support sustainable travel from the scheme.
- e) The provision of sports pitches along with associated facilities of a type and size determined by up-to-date evidence, consultation with Sport England, and engagement with the local community.
- f) High quality active travel links through and beyond the site, including a north-south cycle link through the development and into the existing village centre and rail facilities to the south.
- g) An integrated and connected network of accessible green and blue infrastructure informed by the indicative layout on the Concept Plan, in accordance with the most up-to-date evidence and standards and informed by engagement with the local community / Parish Council, providing for high quality Sustainable Drainage Systems, open space, sport, biodiversity net gain and active travel, including an accessible green space or spaces at the heart of the development and a riverside linear community park on the land identified to the east of the site.
- h) Any necessary historic environment mitigation for the site, as identified in the Council's Historic Environment Site Assessment Stage 2 (2022), including retention of tree and hedgerow boundaries bordering the site and any mitigation required as a result of archaeological investigations.
- i) Necessary contributions towards offsite infrastructure, including highways and active travel mitigation measures, education, leisure and health provision.
- j) Provide a site-specific Flood Risk Assessment which shows development laid out as to avoid the floodplain and finished floor levels 600mm about the 1 in 100 plus climate change flood level.
- k) Consideration of potential impacts on views from the Cannock Chase Area of Natural Beauty (AONB) and any necessary mitigation requirements.
- l) Consideration of potential amenity issues and any mitigation requirements as a result of proximity to the Anaerobic Digestion facility to the north of the site.

Other policy requirements

- 1.6 It is agreed by the parties that the development will deliver the following policy requirements subject to (*outstanding policy specific objections*) and the policies being found sound at Examination:
- 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 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 necessary education contribution agreed through dialogue with the School Organisation Team at Staffordshire County Council in accordance with Policy HC15 (*assuming they are found to be CIL Regulation 122 compliant*)
 - To provide necessary contributions to health facilities agreed through dialogue with the Integrated Care Board in accordance with Policy HC14 (*assuming they are found to be CIL Regulation 122 compliant*)
 - To provide **necessary** on-site and/or make contributions to playing pitches/sports facilities agreed through dialogue with Sport England in accordance with Policy HC18 (*assuming they are found to be CIL Regulation 122 compliant*)
 - **To deliver a development that achieves net zero regulated carbon emissions in accordance with Policy NB6A (agreement that requirements will be delivered if the policy is found to be sound at Examination)**
 - To meet other applicable development requirements set out in the emerging Local Plan Review

Education provision

- 1.7 The site will provide 1.2ha of land to Staffordshire County Council which is sufficient to accommodate a 1FE First School. A proportionate financial contribution towards the delivery of the new First School, relative to the scale of development in each application relative to the total number of homes proposed in the allocation site, will also be made towards the cost of the new school building in line with the latest School Organisation Team (SOT) formula for financial contributions (or subsequent updates). This is on the basis that proposed growth within the Penkridge catchment necessitates the need for a 1FE school.
- 1.8 Further proportionate financial contributions towards middle and high school infrastructure may also be required to mitigate the cumulative impact of the proposed development of the allocation site within the Penkridge school catchment area.

Proposed site delivery

1.9 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 estimate of the delivery of dwellings on site. Year 1 represents either when the emerging Local Plan is adopted or permission being granted for the site prior to the adoption of the emerging Local Plan, whichever occurs first.

<u>Yr 1</u>	<u>Yr 2</u>	<u>Yr 3</u>	<u>Yr 4</u>	<u>Yr 5</u>	<u>Yr 6</u>	<u>Yr 7</u>	<u>Yr 8</u>	<u>Yr 9</u>	<u>Yr 10</u>	<u>Yr 11</u>
<u>0</u>	<u>50</u>	<u>100</u>	<u>110</u>	<u>110</u>	<u>110</u>	<u>110</u>	<u>110</u>	<u>110</u>	<u>110</u>	<u>109</u>

Regulation 19 Consultation Representations – Matters of Disagreement

1.10 Representations on behalf of Bloor Homes Ltd and St Philips were received as part of the Regulation 19 Consultation and both parties request these form part of the SoCG. Those not agreed by South Staffordshire Council are detailed below and full responses to each representation will be available in the Local Plan Submission documents -

Policy MA1 – Masterplanning Strategic Sites

- The policy should allow for the approval of SMPs through the application process where an application has been submitted for any part of a strategic allocation
- The policy should clarify that SMPs should broadly align with the scope of Concept Plans, but technical assessments should fundamentally drive them

Policy SA2 – Strategic Development Location: Land North of Penkridge

- Clause A amended to require “a residential capacity reflecting an efficient use of land that responds to the site’s characteristics and the surrounding context, expected to be approximately 1,000 homes, including affordable housing and a specialist elderly housing element (e.g. sheltered or extra care) of at least 40 units in accordance with other policies within the local plan”
- Clause B amended to require “small-scale, flexible community space (either on-site or contributions, as appropriate)
- Clause H removed and the requirement for mitigatory planting subsumed into Clause G
- Reference to the Concept Plan removed from Clause G
- Clause I amended to refer to how necessary contributions should be provided towards “offsite infrastructure, including highways and active travel mitigation measures, education, leisure, health and potentially community facilities (if not provided on-site)”
- The policy should refer to the Infrastructure Delivery Plan (IDP) and clarify that contributions must be demonstrated as being CIL Regulation 122 compliant.

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 Bloor Homes Ltd:

Signed: pp.



(Mark Rose, on behalf of Max Whitehead)

Date: 11/12/2024

Position: Planning Director

Signed on behalf of St Philips:

Signed:



Date: 11/12/24

Position: Development Manager

Signed on behalf of South Staffordshire Council:

Signed:



Date: 11/12/2024

Position: Lead Planning Manager

North of Penkridge Indicative Concept Plan

Key Note: SUDs will need to be designed in.

-  School
-  Community hub
-  Development area
-  Primary Routes (hierarchy of route sizes not shown)
-  Central access point
-  Key gateway on northern edge
-  Cycleway
-  Main existing vehicular routes
-  Public Right of Way and Bridleways
-  Access route to local shops and local rail
-  Access to existing local rail
-  Potential development area or location for sports pitches
-  Anaerobic Digestion Plant
-  Linear community park with a variety of green spaces
-  Sustainable links linking homes to central green space & CP

