

**Statement of Common Ground**

**Between**

**St Philips and South Staffordshire Council**

**Relating to Proposed Allocation of Site 416- Land off Orton Lane**

South Staffordshire emerging Local Plan Review 2023 - 2041

**Date: 29<sup>th</sup> November 2024**

## Introduction

This Statement of Common Ground (SoCG) relates to Site 416- Land off Orton Lane. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041 and is a draft allocation that would involve the delivery of at least 57 dwellings.

St Philips are promoting the northern part of the site on behalf of the landowner.

The southern part of the site is being promoted by Bellway Homes who have submitted a planning application (Application reference: 24/00241/FULM)

The purpose of the SoCG is to provide the Inspector with clarity and certainty on what St Philips and South Staffordshire Council have agreed will be delivered on Site 416– Land off Orton Lane.

### Site Information

The site is 2.8ha in size, currently designated as safeguarded land, and is located to the northern edge of Wombourne village. The Wombourne development boundary will be amended 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. 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 57 dwellings
- To provide vehicular and pedestrian access via Orton Lane, including extension of existing footway.
- To deliver an adoptable site access road to the boundary of adjoining land ownerships/ control to ensure that the site can be delivered comprehensively and to avoid any potential ransom situation from arising.
- 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 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.

**Matters Not Agreed**

- St Philips consider that site 416 should be brought forward as a comprehensive masterplanned solution irrespective of land ownership and control which should address the wider site capacity, implications for the wider development in terms of landscape impact, ecology and biodiversity, delivery of onsite open space to meet policy requirements and delivery of a wider drainage and SUDS solution, as well as the location of the site in terms of the adjoining Conservation Area. The proposed development must be planned comprehensively to ensure that it achieves a high-quality design in accordance with NPPF paragraph 137 and emerging Policy HC10.
- This is not a matter agreed by the Council.

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
<p style="text-align: center;"></p> <p>Signed .....</p> <p>Date .....10/12/2024</p>	<p style="text-align: center;"></p> <p>Signed</p> <p>Date: 10/12/2024</p>
Position..... Development Manager	Position: Lead Planning Manager