

**Statement of Common Ground**

**Between**

**Pegasus Group and South Staffordshire Council**

**Relating to Proposed Allocation of Site 224 - Land adjacent  
to Station Road, Codsall**

South Staffordshire emerging Local Plan Review 2023 - 2041

**Date: 15<sup>th</sup> November 2024**

## Introduction

This Statement of Common Ground (SoCG) relates to Site 224 - Land adjacent to Station Road, Codsall. The site is being proposed by South Staffordshire Council within its emerging Local Plan Review 2023-2041. Pegasus Group are promoting the site on behalf of Richborough who have an interest in the land. The purpose of the SoCG is to provide the Inspector with clarity and certainty on what Richborough and South Staffordshire Council have agreed will be delivered on Site 224 - Land adjacent to Station Road, Codsall.

## Matters of disagreement

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 text proposed by the landowner / promoter is bracketed in *(blue italics)*

### Site Information

The site is 4.0ha in size, currently designated as Green Belt, and is located to the south of Codsall Railway Station. The site will be removed from the Green Belt and the Codsall 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 Local Plan. 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 any changes or amends made in representations to the Regulation 19 Local Plan and the Local Plan EiP process and the policies being found sound) are as follows:

- To deliver a minimum of 85 dwellings
- To provide vehicular access off Station Road
- A 30-space car park for Codsall railway station
- 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** *(reflecting housing needs and the latest Housing Market Assessment)*
- To provide new dwellings of appropriate design, *(suitable)* internal and external space and **sustainable construction standards in accordance with Policies HC10, HC12 & NB6A** *(reflecting its sustainable location adjacent to Codsall Railway Station)*
- 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** *(whilst taking into account the need to make effective use of a highly sustainable location)*

- To provide connectivity to existing habitats, open space and other green infrastructure networks in accordance with Policies NB1, NB2 & HC19
- To provide **any necessary** (*an*) education contribution **agreed through dialogue with the School Organisation Team at Staffordshire County Council in accordance with Policy HC15** (*where a lack of capacity has been demonstrated and which reflects the impact of the proposed development on education provision*)
- To provide any proportionate contributions to health and playing pitches/sports facilities where a requirement has been demonstrated and in accordance with adopted planning policy
- To deliver a development that **achieves net zero regulated carbon emissions in accordance with Policy NB6** (*accords with national requirements on carbon emissions and energy use*)
- 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** (*take account of*) 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/<br>Promotor / Developer  | Signed on behalf of South Staffordshire<br>Council  |
| Signed .....<br><br>Date: 4.12.24                  | Signed<br><br>Date 04.12.2024 |
| Position: Executive Director (Pegasus Group) on behalf of Richborough   | Position : Lead Planning Manager  |