

**STATEMENT OF COMMON GROUND**

**Between Wyre Forest District Council and Taylor Wimpey in relation to the Land East of Offmore(OC/6) and Land at Stone Hill North (OC/13N) Strategic Allocation**

**Wyre Forest District Council Local Plan Examination**

**Date – 29<sup>th</sup> April 2020**

**1. Parties Involved**

Wyre Forest District Council  
Taylor Wimpey UK Ltd

**2. Signatories**

<b>Signed:</b> 	<b>Signed:</b> 
<b>Name:</b> Mike Parker	<b>Name:</b> Neil Cox
<b>Position:</b> Corporate Director Economic Prosperity & Place	<b>Position:</b> Director Pegasus Planning on behalf of
<b>Organisation:</b> Wyre Forest District Council	<b>Organisation:</b> Taylor Wimpey
<b>Date:</b> 29 <sup>th</sup> April 2020	<b>Date:</b> 29 <sup>th</sup> April 2020

**3. Purpose of Statement of Common Ground (SoCG)**

This SoCG sets out details of the agreement between Wyre Forest District Council (WFDC) and Taylor Wimpey in relation to the proposed strategic allocation in the Local Plan, referred to as Land East of Offmore (OC/6) and Land at Stone Hill North (OC/13N), Kidderminster. Both parties have worked jointly on the proposed allocation and are committed to delivering quality development over the Plan period.

**4. Planning Area Covered by SoCG**

This SoCG covers the area included as the proposed strategic allocation as Kidderminster Eastern Extension (sites OC/6 and OC/13N) in the Local Plan.

This proposed allocation includes land east of Offmore and land at Stone Hill North, which is under option to Taylor Wimpey. The land is shown on the attached proposed concept plan (Figure 1 Comberton Road Development Framework April 2020).

## **5. Agreed Strategic Matters**

WFDC and Taylor Wimpey have worked together to develop a concept plan for the Kidderminster Eastern Extension proposed allocation (reference Figure 1 Comberton Road Development Framework April 2020). A Steering Group was established, comprising representatives from WFDC, Worcestershire County Council (WCC), Taylor Wimpey and their consultants Pegasus. The following Steering Group/Focus Group meetings were held, along with a number of meetings with Planning Officers.

<b>Date</b>	<b>Meeting</b>
10/01/2017	Initial meeting to discuss transport and education aspects
29/03/2017	Stakeholder meeting involving County Council officers
16/05/2018	Green Infrastructure Focus Group
22/06/2018	Housing and Community uses Focus Group
02/07/2018	Transport Focus Group
10/08/2018	Finalise Local Plan policy wording

Consensus on the approach to the concept plan was achieved at these meetings, and key consultee/stakeholder comments fed into the concept plan as it was developed.

## **Land Use Principles**

The principles relating to the land use mix, quantum and location of development, as illustrated in the Concept Plan (reference Figure 1 Comberton Road Development Framework April 2020), have been agreed.

These principles provide an agreed policy framework, which will be refined through the further masterplanning and technical work required to inform the forthcoming planning application(s). Variations to the mix, quantum and location of development in the Concept Plan may be required. These will be justified and determined through the development management process.

## **Deliverability**

Land required for the Kidderminster Eastern Extension is available and can be delivered over the Plan period.

The proposed allocation area is under option to Taylor Wimpey. Taylor Wimpey is committed to delivering development in this location. Pre-application meetings have already been held prior to the submission of an outline application. These pre-application discussions have included dialogue with WCC Highways, WCC Children First, NHS South Worcestershire CCG, Sport England and representatives from all relevant WFDC teams.

Based upon current identified developer contributions identified within the latest IDP, emerging policy requirements and current appraisal assumptions it is agreed that the site can support the delivery of 15% affordable housing.

TW and WFDC are committed to working with WCC and other stakeholders to explore alternative funding opportunities aligned to the strategic infrastructure identified/affordable housing requirement

TW and WFDC are committed to working with WCC, the CCG and other relevant stakeholders to ascertain the scale of the appropriate developer contributions having regard to CIL Regulations 122, progressing 'best estimates' contained within the current IDP to firm up costs. This will inform the Heads of Terms submitted alongside an outline planning application.

In addition, site wide infrastructure costs (including abnormals) will continue to be refined through the production of detailed engineering and cost evidence produced by TW as part of the development management process.

In light of the above it is agreed that further technical evidence and the outcome of further work with stakeholders should inform a final calculation of affordable housing through the development management process, to be based on:

- a) Appropriate technical and costing evidence (presented at the time); and
- b) The ultimately agreed S106 payments.

This can be reviewed as the project meets key milestones to maximise the provision of affordable housing that can be delivered viably across the site. The NPPG supports this approach where further information on infrastructure or site costs is required (ID: 10-007).

Taylor Wimpey is confident that development can be brought forward quickly once the necessary consents are granted.

The land can be readily divided into development parcels. Housing can be delivered from both ends of the allocation at the same time, thereby increasing delivery speeds. A total of 100 dwellings per annum (blended mix) can be delivered across the site through multiple outlets.

The Concept Plan illustrates how the wider site can be integrated well with the adjoining development on Comberton and Offmore Farm with pedestrian/cycle links through to existing facilities.

### **Quality**

Kidderminster Eastern Extension will be delivered to a high standard of design quality. Taylor Wimpey aim to meet Building for Life 12, and to work towards securing Building with Nature accreditation. These standards are considered to be achievable for the allocation.

### **Access Strategy**

The general locations of access points on the Concept Plan are agreed.

Additional traffic movements on the local highway network can be accommodated within existing capacity or mitigated.

### **Residential Density**

Residential development of 1,400 dwellings can be accommodated across Land East of Offmore(OC/6) and Land at Stone Hill North (OC/13N), Kidderminster, with a range of densities for different parcels of land.

### **Biodiversity**

There are no existing or proposed landscape / environmental designations preventing development as proposed in the Concept Plan.

The principles of biodiversity net gain will be embedded within the scheme as it develops. Proposals have been guided by the Kidderminster East Green Infrastructure Concept Plan.

### **Creating a Sustainable New Community**

The Kidderminster Eastern Extension, as shown in the Concept Plan, can achieve the NPPF definition of sustainable development.

The new community hub will be delivered as an early phase of development. This will include provision of retail for local needs, potential for a GP surgery, meeting facility and a 2-form entry primary school together with playing fields.

There are no significant constraints to development identified through the technical and environmental work undertaken to date. This evidence is sufficient to underpin the allocation of a strategic allocation and provides a high level of confidence that a new sustainable community can be delivered at Land East of Offmore/Land at Stone Hill North.

### **Timetable for review of SoCG**

Taylor Wimpey and WFDC are committed to working together to deliver the vision for the Kidderminster Eastern Extension.

The SoCG will be reviewed on a regular basis through this collaborative working arrangement.

**End.**



FIGURE 1

COMBERTON ROAD, KIDDERMINSTER - DEVELOPMENT FRAMEWORK PLAN