

HEARING STATEMENT

MATTER 7: SITE ALLOCATIONS

CAMERON HOMES LTD (LAND AT LANDYWOOD LANE)

1. ISSUE 1

Whether the preferred site allocations are positively prepared, justified, effective and consistent with national policy.

Question 1: In terms of the proposed planned housing and employment developments

a. Has the identification and selection of the proposed site allocations been robustly evidenced and subject to robust, consistent and transparent methodologies, including in relation to the approach to existing committed sites?

- 1.1 The approach to existing committed sites is 'sound' including the proposed allocation of sites safeguarded to meet longer-term housing needs through the Site Allocations Document (SAD). These sites were considered by an Independent Inspector at the SAD EiP and deemed to be 'sound,' including land at Landywood Lane, Great Wyrley (Site 136).

2. ISSUE 2

Whether the preferred housing sites are justified, effective and consistent with national policy?

Question 1: For Land at Landywood Lane, Great Wyrley (Site 136)

a. The background to the site allocation and how it was identified

- 2.1 The site was removed from the Green Belt and safeguarded to meet longer-term housing needs through the Site Allocations Document (SAD) adopted in 2018.
- 2.2 The site has been promoted by Cameron Homes through the plan making process. The site has been fully considered through the Council's site selection process in light of the published evidence.

b. How the site contributes to delivering the spatial strategy

- 2.3 The site is located in one of most sustainable villages within the district (Tier 1) with a wide range of services and facilities in comparison to other villages.
- 2.4 The site contributes to the infrastructure-led strategy approach by delivering strategic green infrastructure, including the provision of a Country Park to serve proposed and existing residents of Great Wyrley and Cheslyn Hay and allotments.

c. Are the boundaries and extent of the site correctly identified

- 2.5 It is questioned whether the allocation boundary should include the existing SAD allocation (also referenced Site 136) as this element of the site is either built or under construction.

e. The anticipated housing capacity of the site, how this was determined and is it justified;

- 2.6 An element of the site represents an existing allocation. Within the existing boundary of the existing allocation 50 homes have been constructed and a further 13 are under construction.
- 2.7 A full planning application is currently pending determination. This identifies a further yield of 130 dwellings.

g. How any relevant technical constraints have been assessed and whether any necessary effective mitigation is necessary;

- 2.8 The relevant technical constraints have been assessed through the Council's site selection process, having regard to the published evidence base. These were also considered through the SAD EiP.
- 2.9 The Council's Site Selection Paper [EB20] sets out the site selection methodology and the interaction with the Sustainability Appraisal process. The conclusions in respect of Site 136 are set out in Appendix 3.
- i. Where applicable, evidence of whether the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national policy approach to heritage will be met;*
- 2.10 The Council's HESA [EB75] identifies the site as 'amber' for direct potential harm to the historic environment, indicating no significant effects that cannot be mitigated. The site scores 'green' for indirect potential harm to the historic environment.
- 2.11 A Heritage Statement has been submitted as part of the full planning application.
- j. Evidence of the expected timescale and rate of development, and whether they are realistic;*
- 2.12 The rate of development is considered realistic. The expected timescales for delivery will be dependent on the development management process.
- k. The highways implications of the site, including accesses and the effect on the highway network;*
- 2.13 The highways implications arising from the development of the site have been considered as part of a Transport Assessment that accompanied the planning application.
- 2.14 The site access from Landywood Lane has already been delivered and designed to accommodate up to 200 dwellings in total.
- m. How the necessary infrastructure requirements will be funded and delivered in line with anticipated delivery timeframes.*
- 2.15 The full planning application identifies draft Heads of Terms (CIL Regulation 122 compliant) in respect of on-site and off-site infrastructure requirements.
- n. Clear evidence of whether the site is viable and developable at the scale of development expected within the plan period.*

2.16 The site is in the control of a regional housebuilder and a full planning application has been submitted in respect of the site. The application proposes 130 dwellings.

a. What is the situation with regards land ownership, land assembly and developer interest; and

2.17 Cameron Homes, a regional housebuilder, owns the site.

