

Briefing

Wilderness Park, Land North of Wilderness Lane, Great Barr

Draft Heads of Terms

1. In order to address and agree issues that would need to be covered by planning obligations at an early stage, the applicant has submitted Draft Heads of Terms as part of the application submission.
2. These set out clearly the obligations that the applicant is willing to be bound by, in order to meet the needs generated by the development that are not going to be met as part of the development scheme itself or via the Community Infrastructure Levy.
3. In this instance these primarily relate to the provision of 40% affordable housing, the provision of a countryside park, with public access, which covers the majority of the wider site (circa 23.09ha) and proposed grassland management.
4. The draft heads of terms set out below are intended to provide a basis for negotiations and a finalisation of appropriate obligations.

Affordable Housing

5. The applicant recognises the requirement to provide affordable housing and will include an obligation for the provision of 40%, this is a significantly higher proportion than the current policy requirement of 25%.

Countryside Park

6. The proposal will include for the provision of a countryside park, providing publicly accessible green space for both existing and future residents. This area is circa 23.09ha and is substantial. The use of this wider area of the site will be secured for this purpose in perpetuity.

Grassland Management

7. At present the site is not managed, such that the existing habitats, mainly the grassland (15.7ha) has been in a state of degradation, impacting the quality of the SINC. Whilst the development of the site will result in some minor losses to the grassland habitats present, those areas affected have already been subject to degradation, due to unsuitable management. The proposals include the creation of a significant area of grassland enhancement which will be subject to long term management to maintain the grassland in 'good' condition.
8. There are no statutory powers to enforce management across the site, as part of the application proposals, the necessary management of the retained grassland areas can be enforced through the requirements of a S106 agreement. As a result the proposals would provide long terms benefits to the conservation status of the proposed SINC designation at the site.

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