

**Statement of Common Ground on the delivery of the  
Stafford Western Direction of growth**

**between**

**Taylor Wimpey (UK) Ltd  
Bellway Homes Ltd  
Lord Stafford's Estate  
St Gobain**

**Plan for Stafford Borough**

**Policy 3: Western Strategic Development Location**

**Taylor  
Wimpey**

**Bellway**

  
**SAINT-GOBAIN**

Taylor Wimpey (UK) Ltd, Bellway Homes Ltd, Lord Stafford's estate and St Gobain have been working collaboratively with Stafford Borough Council and other partners in relation to the Stafford Western Direction (SDL) of growth for a number of years.

Taylor Wimpey (UK) Ltd has an option over approximately 69.3 hectares owned by Lord Stafford's estate. Lord Stafford's estate owns a further 7.2 hectares of land comprising Stafford Rugby Club and training ground. Bellway has an option over approximately 19.5 hectares owned by St Gobain. The development and land interests are shown in Figure 1.

Two planning permissions have been granted within the allocated area for up to 80 homes for St Modwen and for a public house for Greene King. The public house is under construction. Part of the land under option to Bellway is allocated as site HP9 in the adopted Local Plan.

Other landowners within the SDL are St Modwen Properties PLC (7.6 hectares) and the Giles Family who own land in the land in the north west corner of the site, as indicated on Figure 1. The Giles interest includes a residential property fronting onto Doxey Road. To date agreement has not been reached with the Giles Family. It is considered that the Giles land can be delivered either on its own with direct access from Doxey Road or via connections from within the development. As identified above St Modwen has secured a planning permission for part of its interests.

Taylor Wimpey and Bellway are two of the UK's leading housebuilders and are committed to the delivery of the necessary infrastructure and homes to make the scheme a sustainable urban extension to Stafford.

In order to deliver the SDL a Major Projects Team has been established, working with the support of the HCA's Advisory Team on Large Applications (ATLAS). The approach being taken follows the ATLAS model approach and establishes a series of working structures. A case officer has already been appointed. The structures established includes a Project Steering Group comprising Stafford Borough Council, Staffordshire County Council and representatives of Taylor Wimpey (UK) Ltd, Bellway Homes Ltd, St Modwen Properties PLC, Lord Stafford's estate and St Gobain. The Steering Group oversees the management of the project and provides a forum for the resolution of issues.

Series of Project Working Groups have been established to take forward thematic work on elements of the scheme. These working groups are instructed by the Steering Group and undertake work on particular issues. The Groups feedback to the Steering Group and make recommendations.

The Project Group Structure is shown in Figure 2.

Taylor Wimpey (UK) Ltd, Bellway Homes Ltd, Lord Stafford's estate and St Gobain remain committed to joint working and co-operation to bring forward the Stafford West SDL through a common approach and shared evidence base. To delivery the parties are committed to:

- sharing existing evidence in relation to the site;
- commissioning additional technical studies required to inform scheme development;
- working with Stafford Borough Council, Staffordshire County and other key stakeholders through the established Major Projects Team approach;
- nominating a representative to the Project Steering Group and any Working Groups;
- working together to engage with local communities on scheme design and development;
- working together to ensure that Section C of the Stafford Western Access can be delivered;
- agreeing the requirements necessary to support a planning application.

Adrian Clack for Taylor Wimpey	Richard Stevenson for Bellway Homes and St Gobain	Russell Poole for Lord Stafford's Estate
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Figure 1: Land ownership

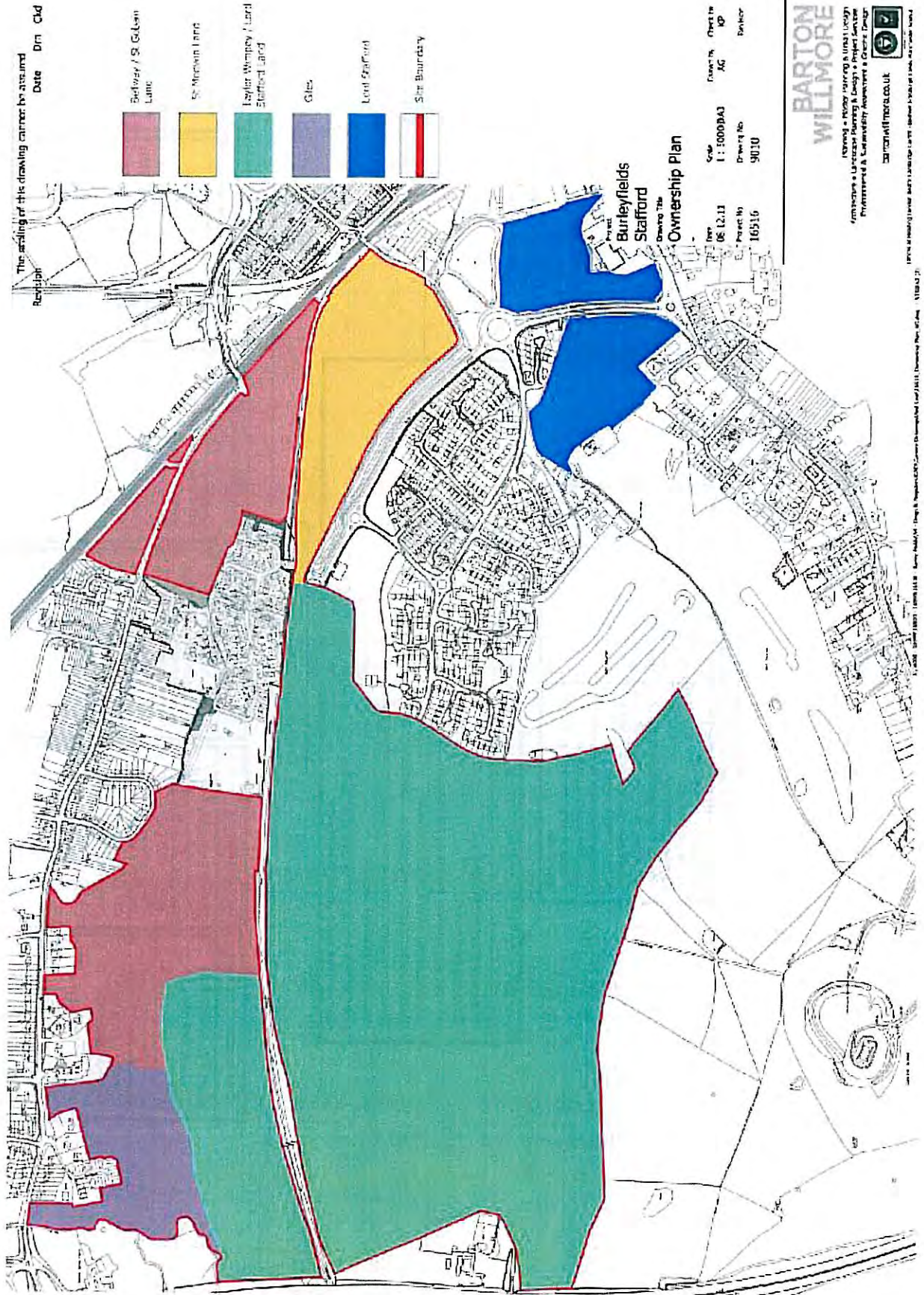


Figure 2: Major Projects Working Structure

