

**Wyre Forest District Council Local Development Framework
Site Allocations and Policies Development Plan Document
Schedule of Proposed Main Modifications (January 2013)**

1. These proposed modifications to the plans have arisen from representations made at the pre-submission publication stage and from further discussions between the Council and stakeholders under the Statements of Common Ground. The aim is to address objections wherever possible in advance of the hearing sessions.

2. The Council has requested that the Inspector recommends main modifications to the Plans and therefore the changes listed here will be consulted on following the close of the hearing sessions in addition to any other changes arising from the Inspector's consideration of the issues.

3. The table below sets out the main modifications which the District Council wishes the Inspector to recommend.

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation/Statement of Common Ground (If Applicable)
SALMOD01	13	Policy SAL.PFSD1: Presumption in Favour of Sustainable Development	<p>Include the additional wording in Policy SAL.PFSD1, as follows:</p> <p>Planning applications that accord with the policies <u>and objectives</u> in the DPDs...'</p>	To ensure that decisions accord with the policies and objectives included in the Plan.	West Mercia Police SALPP251 SOCG6
SALMOD02	17	Policy SAL.DPL1 Sites for Residential Development	<p>Amend policy as follows:</p> <ol style="list-style-type: none"> 1. Within the sites and areas... 2. <u>Within one of the following locations :</u> <p>Add in a further bullet point v to Policy SAL.DPL: <u>"In Bewdley, on small windfall sites for 5 or less dwellings, subject to proposals being on previously developed land within areas allocated primarily for residential development on the Proposals Map.</u></p> <p>Include a new paragraph after paragraph 4.12 as follows:</p> <p><u>The National Planning Policy Framework identifies that local planning authorities should plan for a mix of housing, including for people who wish to build their own home. In line with the strategic policies and objectives included in the Core Strategy, the Council consider that the sites identified in SAL.DPL1 could come forward for self-build projects. Therefore self build schemes, which are located in the areas identified in SAL.DPL1, will be specifically encouraged.</u></p>	<p>To address a number of representations and to allow small sites to come forward for market housing within Bewdley.</p> <p>To clarify that self build is permissible in line with the policies in DPL1 and the NPPF.</p>	<p>Bewdley Town Council SALPP31.</p> <p>Harding & Matthews SALPP113</p> <p>Mr Jason Orme SALPP1</p>

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SALMOD03	19	Policy SAL.DPL2	<p>Amend first paragraph of policy under “Rural Housing” to delete Bewdley to read as follows:</p> <p><u>“Within the rural areas of the District, new housing development will only be permitted in the following circumstances.”</u></p> <p>Amend bullet point 5 under 1. Exception Sites to read as follows:</p> <p>v. The site <u>should be accessible</u> to local services and facilities by sustainable modes of transport</p> <p>Add in the following paragraph at the beginning under Rural Housing to Policy SAL.DPL2:</p> <p><u>“Within the rural areas of the District proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:</u></p> <ul style="list-style-type: none"> - <u>The site is identified by the relevant town/parish Council as an exceptions site to meet an identified local housing need.</u> - <u>The site is required to meet an established existing functional need for a rural worker’s dwelling.</u> - <u>It is for the replacement of a permanent existing lawful dwelling.</u> - <u>The site is subject to a Community Right to Build Order.</u> 	<p>To reflect the change proposed in SAL-MA2.</p> <p>To make S.106 more practical to implement. Proposed wording will still allow for condition / S.106 to be required of individual schemes where additional support for sustainable transport modes are necessary.</p> <p>To improve the clarity of the</p>	<p>Bewdley Town Council SALPP31. Harding & Matthews SALPP113</p> <p>Tetlow King.SALPP39</p> <p>WFDC Officer</p>

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				document. And to ensure that Community Right to Build is included within the Policy Framework.	
SALMOD04	20	Policy SAL.DPL2 3. Replacement Dwellings in the Open Countryside	Merge bullet points ii) and iv) to read <u>“The replacement dwelling is in the same or less prominent position as the original, with curtilage only being amended if required by re-siting, landscape enhancement, vehicular safety, or neighbour amenity.”</u>	Clarification and current wording considered overly restrictive in relation to the NPPF.	SALPP50 Mr Robert Watkins
SALMOD05	20	Policy SAL.DPL2	Include additional paragraph at the end of the policy as follows: <u>“Appropriate arrangements for sewage treatment must be submitted as part of the application process in addition to satisfactory drainage measures, in order to protect the water environment”</u>	To reflect the fact that the rural areas of the District have more acute issues with regard to drainage	SALPP186 Environment Agency SOCG3
SALMOD06	20	Reasoned Justification: Addressing Local Housing Needs	Amend the first sentence to read as follows: “Local housing need is established through a housing needs survey which is undertaken in agreement and partnership with the relevant local Town or Parish Council, <u>it is also established through the Housing Waiting List.</u> ”	Clarification purposes	SALPP94 Barratt Homes
SALMOD07	22	Paragraphs 4.28-4.29 Reasoned Justification for Rural Workers	Amend the second sentence at paragraph 4.29 to read as follows: “This should include evidence to demonstrate that the dwelling has been actively marketed by an estate agent for a	For further clarification purposes.	SALPP49 Mr Robert Watkins

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		Dwellings	period of 12 months, at a price which reflects the existence of an occupancy condition and that <u>no financially viable interest</u> has been expressed from within the locality.		
SALMOD08	27	Paragraph 4.44 reasoned justification to Policy SAL.DPL6: Accommodation for Dependents	Add the following text to the second sentence of Paragraph 4.44 to read as follows: “Whilst the provision of such developments can be a useful way of meeting the accommodation needs of elderly, disabled or sick relatives <u>and children returning to the parental home</u> , it is important to ensure that annexes do not become physically separate dwellings where new dwellings would not normally be permitted.”	In recognition that due to social change annexes may be required for grown up children returning to their parental home and the role this has in addressing a housing need.	Mr Robert Watkins (SALPP51)
SALMOD10	32	Policy SAL.DPL10: Sites for Gypsy and Traveller Use	Amend criterion iv under Part 2 to read: “ <u>Sites of 5 or more pitches</u> The site should include...”	For clarification.	Response to matter 3
SALMOD11	32	Policy SAL.DPL10: Sites for Gypsy and Traveller Use	Proposed minor amendment to the policy under Section 1, to include an additional criteria in relation to flood risk, as follows: <u>ix. In accordance with Adopted Core Strategy policy CP06, the site does not fall within areas at higher risk of flooding.</u>	To ensure flood risk is taken into account and to ensure consistency between this policy and Policy SAL.DPL9: Sites for Travelling	Environment Agency SALPP189 SOCG3

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				Showpeople	
SALMOD12	36	Policy SAL.DPL11: Community Facilities	<p>Include the additional wording at the end of Policy SAL.DPL11, as follows:</p> <p><u>'When applying these tests to specific proposals the Council will have full regard to the specific characteristics, needs, service priorities and objectives of the service and/or organisation concerned.'</u></p>	To meet the concerns of representations received and to ensure that each development is considered on its merits, given the wide variety of community facilities that exist.	West Mercia Police SALPP249 SOCG6
SALMOD13	Page 37	SAL.DPL12 Educational Sites	<p>Support and comments are noted. Amend text to read</p> <p>"i. Development does not affect part of a playing field or where it does, compensatory re-provision is delivered elsewhere."</p>	To bring text into line with paragraph 74 of the NPPF and the Sport England Playing Fields policy	SALPP63 (Sport England)
SALMOD14	40	Policy SAL.GPB1 1. Employment Land/Economic Development	<p>Amend last paragraph under Section 1. Employment Land/Economic Development to read as follows:</p> <p>"The replacement of a rural building for economic development purposes may be allowed where this would result in a more acceptable, sustainable and better designed development than would be achieved through conversion. <u>Under these circumstances the opportunity to convert the replacement building for other uses such as residential will be prohibited.</u>"</p>	For clarification within the policy	Worcestershire County Council (SALPP234) SOCG5

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			<p>Include additional wording as follows: “Proposals for economic development outside of the allocated areas will be assessed on their merits. Proposals will need to be <u>on Previously Developed Land</u> and be in conformity...”</p> <p>Include additional policy wording as follows:</p> <p><u>Proposals for live/work units will be considered favourably where they involve a re-use or replacement of a rural building and are in conformity with Policies SAL.UP11 and SAL.UP1. New developments for live/work units will also be considered favourably subject to the following criteria being met:</u></p> <ul style="list-style-type: none"> • <u>They are located on Previously Developed Land;</u> • <u>They do not have an adverse impact on the character, landscape or wildlife of the area;</u> • <u>That suitable access arrangements can be made, without the need for extensive new access roads; and</u> • <u>They do not constitute inappropriate development in the Green Belt.</u> <p><u>All Live/Work proposals must also ensure that:</u></p> <ul style="list-style-type: none"> • <u>The work element is restricted to B1 activities. B2 uses may only be considered appropriate where there are no adverse impacts on surrounding</u> 	<p>To provide further clarity in relation to this type of development. This additional wording will help to ensure the deliverability of policy included in the Core Strategy at Policy DS04: Rural Regeneration.</p>	<p>WFDC Officer</p> <p>WFDC Officer</p>

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			<p><u>properties:</u></p> <ul style="list-style-type: none"> • <u>The workspace is designed to be separate from the dwelling;</u> • <u>The emphasis is on the work element and this should be reflected in the percentage of floorspace afforded to the workspace; and</u> • <u>The workspace must be constructed and available for occupation and use before the residential element of the scheme is occupied.</u> <p>Include the following Reasoned Justification after paragraph 5.16:</p> <p><u>The Core Strategy specifically encourages the provision of live/work units, with priority being placed on the re-use or replacement of existing rural buildings. In considering this, applications will need to be in conformity with Policies SAL.DPL2 and SAL.UP11. In some cases, new developments of live/work units may be acceptable, subject to proposals according with this policy.</u></p> <p><u>Live/Work space is defined as property that is specifically designed for dual use, combining both residential and employment space. It is regarded as sui generis rather than having a specific use class as defined in the Town and Country Planning (Use Classes) Order 2005. In order to change the use of a building to a Live/Work unit, planning permission will always be required.</u></p>		

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			<p><u>It should be noted that Live/Work is distinct from 'home working' which usually comprises a residential unit with ancillary and often temporary or informal work areas. Such businesses do not normally require planning permission. Live/Work is a distinctive and formal division of residential and workspace floorspace within the same unit which does require planning permission.</u></p> <p><u>Live/Work development will be limited primarily to B1 activities. This relates to uses such as light industrial, research and development. In some case B2 uses may be considered appropriate where there are no adverse impacts on surrounding properties.</u></p> <p><u>Planning conditions will be imposed on live /work units to ensure that the residential use remains tied to the business element of the proposal.</u></p>		
SALMOD15	40	Policy SAL.GPB1	<p>Waste Developments on Employment Land</p> <p>Amendment to strategic policy SAL.GPB1, to be inserted after the 4th paragraph, as follows:</p> <p><u>Development for waste facilities will also be considered favourably within the designated employment locations, subject to proposals being in conformity with the other policies in the plan and the Waste Core Strategy for Worcestershire.</u></p> <p>Include further Reasoned Justification after para 5.15, as follows:</p>	Agreed through Statement of Common Ground discussions with WCC to overcome outstanding concerns raised.	<u>Worcestershire County Council</u> <u>SALPP227 / SALP228 / SALPP229 / SALPP230</u> SOCCG5

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			<u>The Waste Core Strategy for Worcestershire was adopted in November 2012 and forms part of the statutory Development Plan for the District. The Waste Core Strategy sets out a long term vision for waste management within Worcestershire and outlines areas of land that may be suitable for development of new facilities. Waste management facilities are often akin to business or industrial activities and when directed to the right locations they can provide economic opportunities without having adverse impacts on their surroundings. Therefore, it is considered appropriate to allow for the principle of development of waste management facilities on allocated employment sites, subject to the proposals being in line with the other policies included in the Local Development Plan and the Waste Core Strategy for Worcestershire.</u>		
SALMOD16	41	Paragraph 5.14	Delete paragraph 5.14	Is not required as repeats policy.	Worcestershire County Council (SALPP 235) SOCG5
SALMOD17	47	Policy SAL.GPB2: Town Centre Retail	Include additional word in Section 4 Policy SAL.GPB2 as follows: Development proposals involving the sale of food and drink must not have an adverse impact in terms of: i. Residential amenity ii. Pollution (light, litter, noise, <u>odour</u>) iii. Crime and disorder	Improved clarity	WFDC Officer
SALMOD18	48	Policy SAL.GPB3: Protecting and	Policy SAL.GPB3 to be amended as follows:	The proposed change	Brook Green Estates (Nathaniel Lichfield)

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		enhancing local retail services	<p><i>"...Support will be given for new retail development in neighbourhood or village centres comprising the conversion or extension of existing facilities, provided that the floorspace proposed does not exceed <u>280 sqm net</u> .</i></p> <p><i>Outside of the neighbourhood or village designations, support will also be given for the development of new retail (A1) uses where they do not exceed <u>280sqm net</u> and where:</i></p> <ol style="list-style-type: none"> <i>1. it can be located on previously developed land.</i> <i>2. it would not cause adverse impact to the local amenity."</i> 	suggested by this representation, to bring the threshold in line with the 1994 Sunday Trading Act definition of a small store, would not be too dissimilar to the currently set threshold and would bring this is in line with a national definition of a 'small store'.	SALPP121
SALMOD19	50	Policy SAL.GPB4: Specialist Retailing	<p>Proposed minor amendment to the policy as follows:</p> <p><i>"Other forms of specialist retailing, including farm shops, garden centres and similar outlets selling goods manufactured on site, will be permitted where the retail element is ancillary to the main use and the floorspace does not exceed <u>280sqm net</u>."</i></p>	The policy related to specialist retailing is not suppose to be an exhaustive list. It is considered that a more generalised, flexible approach to this policy could	Thomas Vale (Brooke Smith Planning) SALPP108

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				be included in order to allow for developments such as the one proposed to come forward.	
SALMOD20	50	Policy SAL.GPB4 Specialist Retailing	Amend the first sentence of Policy SAL.GPB4 to read as follows: "Retail developments within employment areas (factory outlets) will not be permitted unless they are small scale uses (do not exceed 250sqm net) related to or an ancillary part of a business use. <u>Car showrooms and vehicle maintenance, repair and service centres will also be permitted on land allocated for B1, B2 and B8 purposes.</u> "	The policy should specifically mention car showrooms as set out in the Adopted Local Plan and to be consistent with National Policy.	Mr Robert Watkins (SALPP57)
SALMOD21	Page 58, paragraph 6.8	Promoting Transport Choice and Improving Accessibility	Insert the following text between the penultimate and last sentences of paragraph 6.8 "Many of these routes are also suitable pedestrian routes"	In response to suggested amendment from Core 11.	Core 11 SALPP18
SALMOD22	59	Policy SAL.CC2 Parking	Amend the first paragraph as follows: <u>Proposals involving the development of car parks should not lead to a reduction in the overall number of spaces will be considered on a site-by-site basis. Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified.</u>	To address the representations received and to allow a more flexible approach to potential development on a site by site basis.	Arrowcroft Services Ltd SALPP53

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SALMOD23	Page 60, para 6.19	Major Transport Infrastructure	<p>Insert an additional sentence at the end of paragraph 6.19 as follows:</p> <p>“Policy CP03 of the Adopted Core Strategy identifies the Stourport Relief Road for delivery between 2021 and 2026. The scheme is also identified within LTP3.”</p>	To place stronger emphasis on the delivery of the Stourport Relief Road	J Shuttes SALPP83
SALMOD24	61	Policy SAL.CC4: Freight	<p>Delete paragraph 6.24 which refers to freight potential at the Former British Sugar Site:</p> <p>The Former British Sugar Site on the Stourport Road has the potential for rail freight connection as it adjoins the Severn Valley heritage line which was once used for rail freight. A set of sidings adjacent to the site were used to transport sugar beet to the site up until the early 1980s and are still in existence. The existing infrastructure has the potential to be upgraded to provide rail freight services to industry within the area. More information can be found under the Former British Sugar Site policy, SAL.SK2, in Part B.</p>	There is no evidence to justify that freight use is practical or viable. This issue has been considered in discussion between St Francis Group and Severn Valley Railway. It was concluded that whilst a link to the former British Sugar site boundary is possible, it is not practical for rail freight for a number of reasons.	St Francis Group SALPP202 SALPP203
SALMOD25	64	Delivering	Insert additional supporting text after paragraph 6.30:	Agreed through	Worcestershire County

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		Sustainable Development Standards	<i>“Worcestershire County Council have recently adopted the Waste Core Strategy for Worcestershire. This document forms part of the Development Plan for the District and therefore all proposals will need to have regard to its contents, and particularly Policy WCS17: Making provision for waste in all new development.”</i>	SCG discussions with WCC to overcome concerns raised in SALPP226	Council SALPP226 SOCG5
SALMOD26	67	Policy SAL.CC7: Water Management	<p>Proposed minor amendment to the policy, including changes to the format, as follows:</p> <p>Water Quality:</p> <p>Development proposals will be permitted which:</p> <ul style="list-style-type: none"> • <u>Do not lead to deterioration of EU Water Framework Directive water body status,</u> • Do not have a negative impact on water quality, either directly through pollution of surface or groundwater, or indirectly through overloading of Wastewater Treatment Works. • <u>Help to conserve and enhance watercourses and riverside habitats. Where necessary this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.</u> <p>Insert additional paragraph before 6.54 as follows:</p> <p><u>The District area overlies a principal aquifer of regional</u></p>	The added wording would help to consider the other objectives of the Water Framework Directive and would help to improve the soundness of the plan.	Environment Agency SALPP185 SOCG3

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			<u>strategic importance. The majority of the sites fall within the combined total source protection zone of a number of public water supply boreholes. The southern extent of the Kidderminster Town centre lies within the inner and outer protection zone of a public water supply borehole. The depth to water table across the area is variable, however many of the sites fall within the valley of the Stour where the water table is shallow. The area is therefore located in a sensitive hydrogeological setting and new development must put measures in place to protect the water environment.</u>		
SALMOD27	67/69	SAL.CC7: Water Management	<p>Additional policy wording and Reasoned Justification to reflect the Local Flood Risk Management Strategy (LFRMS)</p> <p>Insert within policy SAL.CC7 between SUDS section and Water Quality section:</p> <p>Local Flood Risk Management Strategy</p> <p><u>When considering development within the District, developers should also have regard to, and be in conformity with, the emerging Worcestershire Local Flood Risk Management Strategy</u></p> <p>Insert additional paragraph after 6.51 as follows:</p> <p><u>The Flood and Water Management Act 2010 also requires lead local flood authorities (Worcestershire County Council) to develop, maintain, apply and monitor a local flood risk management strategy. The strategy should consider all sources of local flood risk, i.e. surface water, groundwater, and ordinary watercourses in order to determine distinct</u></p>	Agreed through SCG discussions with WCC to overcome concerns raised in SALPP239	Worcestershire County Council SALPP239 SOCG5

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			<u>objectives to manage local flood risk to local communities. Given the potential impact development could have on flood risk it is important that all new development takes into account the emerging Worcestershire Local Flood Risk Management Strategy.</u>		
SALMOD28	Page 70	Safeguarding the Green Belt	<p>Delete “The development provides essential facilities for outdoor sport or outdoor recreation, for cemeteries”</p> <p>Replace with “Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;”</p> <p>Delete iii. It involves the replacement of a dwelling, provided that the new dwelling is not materially larger than the dwelling it replaces, and is on the same site (unless an immediately adjacent alternative provision would reduce the impact on the Green Belt).</p> <p>Replace with The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p>	To bring text in line with NPPF.	Lawrence Recycling & Waste Management SALPP41
SALMOD29	70	Policy SAL.UP1 Green Belt	<p>Include an additional criteria (vi) as follows:</p> <p>The proposals are part of a Community Right to Build Order.</p>	To reflect changes in National Policy	WFDC Officer

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SALMOD30	72	Paragraph 7.12	Amend last sentence to read: "It is therefore proposed that the ADRs continue to be treated as Green Belt as per the Adopted Local Plan (2004).	Contradiction with paragraph 7.8 and to clarify that ADRs are taken out of the Green Belt but still treated as Green Belt.	WFDC Officer
SALMOD31	73	Policy SAL.UP3: Providing a Green Infrastructure Network	Proposed minor amendment to the policy as follows: Amend second sentence to read: "Proposals should create new or enhance and retain existing open space and green/blue infrastructure.	A reference to blue infrastructure in the first paragraph for all water bodies, including the tributary corridors, in the District, would address this in working towards the Objectives of the Water Framework Directive.	Environment Agency SALPP163 SOCG3 Worcestershire County Council SALPP243 SOCG5
SALMOD32	76	Paragraph 7.22	Include an Additional Bullet Point, as follows: <ul style="list-style-type: none"> • Civic Spaces 	To ensure consistency with the Evidence Base	WFDC (Officer proposed amendment)
SALMOD33	84	Paragraph 7.43 – Safeguarding the Historic	Amend the first sentence of Paragraph 7.43 to read as follows:	For clarity.	Worcestershire County Council (SALPP183) SOCG5

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		Environment	"Wyre Forest District contains a variety of heritage assets, including buildings, <u>conservation areas</u> , monuments, <u>historic landscapes</u> and archaeology."		
SALMOD34	84	Safeguarding the Historic Environment	Amend second sentence of para 7.43 to read: "These assets, <u>both designated and un-designated</u> , all combine to provide a sense of place and help to make the area unique".	Agreed through SCG discussions with English Heritage.	SOCG2
SALMOD35	84	Policy SAL.UP6 Safeguarding the Historic Environment	Amend the first heading to read: "1. The Historic Environment and Heritage Assets" Amend the first sentence of the policy to read: "Any development proposals affecting the District's heritage assets, <u>including</u> or their setting, should demonstrate... Amend the first bullet point to read "Conservation Areas, Listed Buildings and Scheduled Ancient Monuments" Amend the second bullet point to read: " <u>Buildings and structures on the Local Heritage List</u> " Amend the paragraph immediately following the bullet points to read: "Developments that relate to a heritage asset should be accompanied by a Heritage Statement. <u>Where proposals are likely to affect the significance of a heritage asset, including its setting, the Heritage Statement should demonstrate an understanding of such significance and in sufficient detail to assess any potential impacts. This should be informed by currently available evidence.</u> "	Agreed through SCG discussions with English Heritage.	SOCG2

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			<p>Amend, re-arrange and add new numbered points to read as follows:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. <u>Any harm or loss of significance will require clear and convincing justification.</u> iii. <u>The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset.</u> iv. <u>Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.</u> v. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting. vi. That repairs, alterations, extensions and conversions of <u>heritage assets takes</u> into account the materials, styles and techniques to be used and the period in which the asset was built. vii. The installations of fixtures and fittings should not have a detrimental impact on <u>a heritage asset</u>, should be inconspicuously sited and proportioned and be designed sympathetically. 		

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			<p>Delete the following text: " Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance. This should be informed by currently available evidence.</p> <p>Amend the following paragraph to read: " Development proposals that would have an adverse impact or cause harm to on a heritage asset and/or their its setting, or which result in a reduction or loss of significance, will not be permitted, unless it is clearly demonstrated the following criteria are met"</p> <p>Paragraph following points a-c, amend to read: " Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, <u>artistic</u> or historic significance.</p> <p>Amend first paragraph under the Conservation Areas heading to read: " When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal <u>and seek to enhance or better reveal the significance of the area.</u> Development should not adversely affect views <u>within</u>, into or out of the Conservation Area.</p> <p>Amend the first bullet to read:</p>		

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			i. It has no recognised interest <u>significance</u> in itself or by association, and no value to the character <u>significance</u> of the Conservation Area		
SALMOD36	85	Policy SAL.UP6 Safeguarding the Historic Environment	Amend final sentence of criteria (c) to read as follows: Redevelopment proposals should provide an exceptional design which provides an appropriate level of mitigation <u>mitigates appropriately</u> against the loss of the Heritage Asset in proportion to its significance at national <u>or</u> local level exceptional design to mitigate against the loss of the Heritage Asset.-(SA-MA33) 'Redevelopment proposals should provide a design which provides an appropriate level of mitigation against the loss of the Heritage Asset in proportion to its significance at national, regional and local level.'	To bring in line with the NPPF.	S Roper Pressdee (SALPP38) SOCG2
SALMOD37	87	Safeguarding the Historic Environment	Amend the second bullet point of paragraph 7.47 to read: <ul style="list-style-type: none"> For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of the archaeology, history, <u>architecture</u> and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings <u>or other associated heritage assets</u> may be required. A structural survey may be required in support of an 	Agreed through SCG discussions with English Heritage.	SOCG2

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			<p>application for listed building consent.</p> <p>Amend the third bullet point to read:</p> <ul style="list-style-type: none"> For applications affecting a Registered or Locally Listed Historic Park and/ or Garden, a written statement setting out the principles of and, justification for, the proposed works and their impact on the special character <u>significance</u> of the designed landscape or its <u>setting</u> will be required. The statement may need to include an historic landscape assessment, a site survey and analysis of the historic landscape, an archaeological assessment, a tree survey, an ecological survey and/ or a management plan. <p>Amend the fourth bullet point to read:</p> <ul style="list-style-type: none"> For applications either related to or impacting on the setting of heritage assets, (ie listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments) a written statement of <u>how the setting contributes to the significance of the heritage asset, and the impact on this significance should be provided.</u> the special character of the historic asset, that includes. Plans showing historic features that may exist on or adjacent to the application site may be required, along with an analysis of the 		

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			<p>significance of the archaeology, <u>architecture</u>, history and character of the <u>asset building/structure</u>, the principles of and justification for the proposed works and their impact on <u>its significance and any associated assets</u>. the special character of the listed building or structure, its setting and the setting of adjacent listed buildings. In the case of Historic Parks and Gardens, <u>account will need to be taken of historic views and vistas and an historic landscape assessment may be required.</u></p> <p>Amend the sixth bullet point to read:</p> <ul style="list-style-type: none"> • “For applications for demolition or alteration of a building identified on the Worcestershire Historic Environment Record or on a Local Heritage List, where such a list exists, an analysis of the significance of the archaeology, <u>architecture</u>, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the building or structure, its setting and the setting of adjacent historic heritage assets may be required. A structural survey may also be required. 		
SALMOD38	88	Safeguarding the Historic	Delete the first sentence of paragraph 7.51 as follows: “Government guidance on the historic environment, places a	Agreed through SCG	SOCG2

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		Environment	presumption in favour of the preservation and enhancement of historic assets and features such as Conservation Areas. "	discussions with English Heritage.	
SALMOD39	91	Policy SAL.UP7	<ul style="list-style-type: none"> • Criterion (i) Amend last part of sentence '<u>...transport infrastructure and landmarks, and draw on the contribution of the historic environment to local character and distinctiveness.</u>' • Criterion (iii): Expand the sentence to include '<u>... common building line, historic street pattern, and skyline .</u>' • Criterion (xi): amend as follows '<u>.. traditional design and materials ...</u>'. 	For clarity and consistency with NPPF	English Heritage (SALPP220) SOCG2
SALMOD40	91	Policy SAL.UP7	<p>Include additional wording to the end of point vii. of the policy as follows:</p> <ul style="list-style-type: none"> • '<u>...,and have considered the incorporation of fire safety measures.</u>' 	Agreed through SCG with West Mercia	SALPP246 SOCG6
SALMOD41	91	Policy SAL.UP7	<p>Insert additional criteria:</p> <ul style="list-style-type: none"> • Provide adequate amenity space and separation distances to ensure that the amenity of any adjoining occupiers are not prejudiced. 	To ensure that adequate amenity space is provided and so that neighbour amenity is protected.	WFDC Officer
SALMOD42	94	Paragraph 7.76 Reasoned Justification to	Amend the first sentence under SAL.UP8 1. Residential Extensions, and non-residential extensions, to read as follows:	The material weight of the 45 degree code	Mr Robert Watkins (SALPP59)

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation/Statement of Common Ground (If Applicable)
		Policy SAL.UP8 Design of Extensions	<p>“Proposals involving the extension or alteration to an existing residential property, including curtilage buildings and previous extensions <u>should</u>: “</p> <p>Add the following criterion:</p> <p>i) <u>Accord with the 45 degree code as set out within the Council’s Adopted Design Quality SPG (2004)</u></p> <p>Proposals involving the extension or alteration of an existing non-residential building <u>should</u>:</p> <p>i) <u>Accord with the 45 degree code as set out within the Council’s Adopted Design Quality SPG (2004), if located next to a residential property.</u></p>	requires clarification.	
SALMOD43	96	SAL.UP10	Amend point 2 (i) as follows: “ <u>Conserve the significance of a building, monument, site, place, area or landscape, including its setting’</u> .	Consistency with NPPF	English Heritage (SALPP221) SOCG2
SALMOD44	98	Paragraph 7.94	Add to end of para.7.94 as follows: “ <u>...and that their significance and landscape setting is not harmed.</u> ”	Consistency with NPPF	English Heritage (SALPP221) SOCG2
SALMOD45	98	Policy SAL.UP11: Re-use and Adaptation of Rural Buildings	Proposed minor amendment to the policy as follows: vi. That appropriate drainage and flood risk mitigation, <u>including safe development requirements, are available for the lifetime of the development.</u>	To improve the clarity of the policy and to ensure development is ‘future-proofed’ in relation to flood risk.	Environment Agency. SALPP162 SOCG3
SALMOD46	99	Policy SAL.UP11	Amend point (ii) as follows:	Modifications	English Heritage

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		Re-use and Adaptation of Rural Buildings	<p><u>"...fabric, character, significance or setting..."</u></p> <p>Introduce new point (vii) as follows: <u>'If proposals involve the re-use or adaptation of a farmstead then the proposals should be based on an appraisal of the character and significance of the farmstead as a whole, its landscape setting and sensitivity to and potential for change'.</u></p> <p>Under Residential Development section expand second sentence: <u>"...or for reasons of sustainability or historical significance an alternative use would be preferable,..."</u></p>	required to fully reflect findings of the West Midlands Farmsteads and Landscapes Project	(SALPP222) SOCG2
SALMOD47	100	Policy SAL.UP11 Re-use and Adaptation of Rural Buildings Reasoned Justification	<p>Amend first sentence of paragraph 7.97: <u>"...character of the building, its significance..."</u></p> <p>Amend first sentence of paragraph 7.98 to "<u>Residential conversions can be detrimental..</u>"</p>	Make statement more positive	English Heritage (SALPP222) SOCG2
SALMOD48	101	Policy SAL.UP12: Chalets	<p>Proposed minor amendment to the policy as follows:</p> <p>For sites that are located within the floodplain, consideration should be given to relocating the caravan(s) to an area of lower flood risk <u>and it must be demonstrated that the development can be made safe for the lifetime of the development.</u></p>	To improve the clarity of the policy and to ensure development is 'future-proofed' in relation to flood risk.	Environment Agency. SALPP161 SOCG3
SALMOD49	90	Paragraph 7.59 –	Paragraph 7.59 to read:	Agreed through	SOCG2

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation/Statement of Common Ground (If Applicable)
		Safeguarding the Historic Environment	“ When considering small-scale renewable energy installations, energy efficiency and adaptation, careful and appropriate consideration of the impact of such works on <u>the significance of</u> heritage assets will be required. Any such works must be in accordance with policies contained within the LDF”.	English Heritage SCG	
SALMOD50	101	Policy SAL.UP12 Chalets	Add the following sentence at the beginning of Paragraph 7.103: <u>“There are approximately 380 Chalets within the District as evidenced through the Council’s Survey of Chalets undertaken in 1979 and 1992”</u> Amend the last sentence of the last paragraph of Policy SAL.UP12 to read as follows: <u>“Replacement of Chalets should be on a like for like basis in terms of size and materials</u>	Include reference to existing evidence base and within the policy refer to the size of the existing chalets instead of design for more flexibility.	Mr Robert Watkins (SALPP62)
SALMOD51	102	Policy SAL.UP13 Equestrian Development	Amend the first paragraph under 1. Commercial Equestrian Facilities to read as follows: “New developments associated with commercial equestrian uses such as livery stables, riding schools, racing stables and stud farms must not impact on the purposes and visual amenity of the Green Belt <u>or</u> open countryside. Within the Green Belt applications will <u>also</u> be assessed against the criteria listed within Policy SAL.UP1” Under 2. Equestrian Facilities for Leisure Use amend the first sentence to read as follows: “In considering proposals for smaller scale equestrian	To improve and clarify the policy wording.	Mr Robert Watkins (SALPP64)

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation/Statement of Common Ground (If Applicable)
			<p>developments relating to <u>non-commercial</u> leisure use ...”</p> <p>Include additional RJ after Paragraph 7.106 as follows:</p> <p><i>Careful consideration will be given to the impact of proposals on the landscape character of the surrounding area, and in particular the cumulative impact of stables and field divisions. Relevant conditions or S.106 agreements may be imposed on planning permissions where necessary.</i></p> <p>Amendment to paragraph 7.107 as follows:</p> <p>“the maximum size for a single stable stables for leisure use...”</p>	<p>To improve clarity and to protect the landscape character and potential cumulative effect of development on the countryside.</p> <p>To improve clarity.</p>	WFDC Officer
SALMOD52	103	Paragraph 7.106 Reasoned Justification (Equestrian Development)	Amend Paragraph 7.106 to read as follows: <u>“The keeping of horses on agricultural land usually requires an approval for change of use. Also, any physical development on the land such as stables, tack rooms, feed stores and manages also require express planning consent.”</u>	To add further clarity	Mr Robert Watkins (SALPP67)
SALMOD53	Various	Site specific policies as follows: SAL.SK2 SAL.KSS1 SAL.STC1 SAL.STC2 SAL.STC3	Proposed minor amendment to include the following wording with the various policies identified, as follows: - <u>Ensure they incorporate appropriate remediation, building and drainage design in order to deal with any land contamination.</u>	There is currently some inconsistency within the plan on how contaminated land has been picked up for each site, in	Environment Agency SALPP165 SALPP166 SALPP167 SALPP168 SALPP169 SALPP170 SALPP171 SALPP172

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		SAL.STC4 SAL.EA1 SAL.EA2 SAL.EA3 SAL.EA4 SAL.EA5 SAL.WS1 SAL.B1 SAL.B2		terms of the wording used in the policies it has included in. It is therefore proposed to include this wording to aid the clarity of the document.	SALPP173 SALPP174 SALPP175 SALPP176 SALPP177 SALPP178 SOCG3
SALMOD54	105	Paragraph 9.30	Insert an additional sentence between the third and fourth sentence of paragraph 9.30: "Public access to Wilden Marsh and Meadows SSSI is prohibited because of the sensitivity of the site and this should continue, however, the potential exists to provide a bird hide and educational interpretation at the site."	To clarify the situation regarding public access to Wilden Marsh and Meadows SSSI.	Natural England SALPP210
SALMOD55	109	Policy SAL.SK2: Former British Sugar Site and the Indicative Masterplan	Amend the policy wording for SAL.SK2, as follows: ii. Fully consider the potential for connection to the Severn Valley Railway. Development proposals should seek to incorporate the railway and as a minimum safeguard the potential to create a direct link for passengers and/or freight Replace the existing indicative masterplan with an updated version, which was included in the Outline Planning Permission granted for the site.	To ensure consistency with other representations, to improve clarity of the document and to ensure that the policy is deliverable.	St Francis Group SALPP204
SALMOD56	114	Policy SAL.SK3 – Oasis Arts & Crafts and Reilloc	Amend Indicative Phasing Period to read: " <u>2011-2021.</u> "	Evidence suggests that the Reilloc	Harris Lamb SALPP27

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		Chain	<p>Amend Paragraph 9.37 of the reasoned justification to read as follows:</p> <p>9.37 <u>"Should one of the sites become available sooner in the plan period than the other, its development should enable a comprehensive approach to be realised with the ability for future linkage between the two sites."</u></p> <p>Subsequent amendments needed to phasing in table at 4.8 Residential Land Allocations and table at 19.6 Implementation Schedule for Site Specific Policies</p>	Chain site will become available earlier on in the plan period than the Oasis Arts & Crafts site. It is unnecessary for both sites to come forward simultaneously as they are in separate ownerships.	
SALMOD57	120	Policy SAL.WK2: Kidderminster Hospital	<p>Include additional wording to link back to Policy SAL.DPL11: Community Facilities, as follows:</p> <p>The Kidderminster Hospital site as shown on the Proposals Map will be safeguarded for medical uses. Proposals for non-health care uses will not be permitted unless it can be demonstrated that healthcare provision will not be compromised, <u>in line with the criteria set out in Policy SAL.DPL11: Community Facilities.</u></p>	To improve the clarity of the plan and ensure that the links are made between the policies.	CPRE SALPP156
SALMOD58	129	Policy SAL.STC2: Tan Lane and County Buildings	<p>Include the additional wording in Policy SAL.STC2, as follows:</p> <p>'...Proposals will need to ensure that compensatory provision is provided for the existing community uses <u>affected and for their expansion commensurate with development growth in Stourport-on-Severn</u> , if these are not to be retained on site,</p>	To ensure the policy is future proofed and takes into account the future infrastructure needs, as	West Mercia Police SALPP252 SOCG6

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			before considering any future redevelopment.'	identified through the evidence base.	
SALMOD59	131	Policy SAL.STC3: Civic Centre	Include the additional wording in Policy SAL.STC3, as follows: <u>Community Uses (D1 and D2 , including police and fire services)</u>	To ensure that the policy reflects recent discussions about potential use of this site, which are likely to be delivered..	West Mercia Police SALPP253 SOCG6
SALMOD60	153	Policy SAL.B1 Load Street Redevelopment Area	Amend point (vi) as follows: <u>"...respect their heritage setting in a positive manner including views across the area."</u>	To further recognise sensitivity of site's location.	English Heritage (SALPP223) SOCG2
SALMOD61	Page 161	Policy SAL.RS2	Insert additional clause into policy as follows: "v. The impact of development in terms of the sterilisation of surface coal resources should be taken into account and, where practicable and environmentally feasible, the prior extraction of surface coal resources should be undertaken." Add new paragraph into reasoned justification at Paragraph 17.8 to read as follows: <u>"The site is located within an area of the District where past coal mining legacy issues may be present and will therefore need to be taken into account by new development proposals."</u>	To meet the requirements of paragraph 143 of the NPPF. Under the Duty to Co-operate, it is considered that Policy SAL.RS2 should draw attention to the need to take into account mineral safeguarding issues, and to	The Coal Authority SALPP43

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				consider whether the prior extraction of these resources would be practicable and environmentally feasible, in accordance with the requirements of paragraph 143 of the NPPF.	
SALMOD62	161	Policy SAL.RS2: Land at Clows Top	<p>Include the following at the end of para 17.5.</p> <p><u>This could be either through a single application covering the whole site or alternatively an individual application on each landholding provided that the application demonstrated in a masterplan context how the policy objectives in SAL.RS2 can be achieved.</u></p>	The land is in separate ownerships and therefore the added flexibility would ensure that development could still come forward to meet the policy objectives, even if this was achieved by two separate applications.	Mr Ken Moss SALPP102
SALMOD63	163	Policy SAL.PDS1	a.	For clarification	Worcestershire County

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		Previously Developed Sites in the Green Belt	Delete criteria a, in order to improve the clarity of the policy.	purposes	Council (SALPP240) SOCG5
SALMOD64	163	Policy SAL.PDS1 Previously Developed Sites in the Green Belt	<p>Lea Castle Hospital Site</p> <p>Delete:</p> <p>Within the Previously Developed area of Lea Castle Hospital Site uses comprising B1 (Business), C2 (Residential Institutions) and health and sport facilities will be permitted.</p> <p>Insert:</p> <p><u>Within the Previously Developed Land (PDL) boundary of the former Lea Castle Hospital, the following development is acceptable in principle:</u></p> <ul style="list-style-type: none"> • <u>C3 (Dwelling Houses)*</u> • <u>C2 (Residential Institutions)</u> • <u>B1 (Business); and,</u> • <u>health and sport facilities</u> <p><u>Planning permission for the development/ redevelopment of any part of the site will not be granted in isolation unless the application is accompanied by a comprehensive masterplan for the whole site, which has been prepared in consultation with the local community and the District Council.</u></p> <p><u>Development Principles for the Site</u></p> <p>As a minimum, the District Council will require development</p>	Agreed through Statement of Common Ground with HCA.	HCA SALPP214 SOCG4

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			<p><u>proposals to:</u></p> <ul style="list-style-type: none"> • <u>demonstrate no greater visual impact on the openness of the Green Belt than existing development</u> • <u>be focused on the previously developed parts of the site</u> • <u>supplement and enhance existing strong landscape framework surrounding the site to improve ecological and landscape value</u> • <u>retain Talbotshill Coppice</u> • <u>retain existing sport pitches</u> • <u>investigate opportunities for providing safe, attractive and convenient pedestrian and cycle links between the site, Cookley and Kidderminster to ensure that local facilities are accessible by alternatives to the car</u> • <u>make a financial contribution to the provision of affordable housing off-site in accordance with the adopted Core Strategy Policy CP04.</u> <p><u>*Any application for C3 (Dwelling Houses) must be accompanied by a viability assessment that supports the case for the proposed mix, tenure and overall quantum/ density of housing on site.</u></p>		
SALMOD64			<p>Amend the reasoned justification at paragraph 18.6 for the Lea Castle Hospital Site to read as follows:</p> <ul style="list-style-type: none"> - Area 105ha (approx) 	Agreed through Statement of Common Ground with HCA.	HCA SALPP211 SOCG4

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			<p>18.6 The former Lea Castle Hospital Site lies <u>just beyond the north eastern fringe of Kidderminster between the A449 Wolverhampton Road and the A451 Stourbridge Road</u>. It contains a variety of buildings set out in an attractive landscape, well screened from the surrounding agricultural land by extensive belts of trees. <u>The central area of the site comprises a mixed cluster of one and two storey derelict prefabricated buildings dating principally from the 1950s and previously used as a hospital for people with learning difficulties, which has since closed. These buildings, together with other former hospital buildings located in the north-west corner of the site, have a total estimated footprint of approximately 25,000 sq.m and a gross floor area of around 30,000sq.m. There is also an extensive network of underground ducts serving the buildings.</u></p> <p><u>A sports pitch and club house is located immediately to the south of the main hospital site. The remainder of the undeveloped part of the site comprises a significant area of farmland.</u></p> <p><u>Land beyond the Previously Developed Site boundary is mainly under agricultural use apart from the former nurses' accommodation located adjacent to the site's north west boundary which is now in use as private residential accommodation.</u></p>		

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			<p>Amend the last sentence of Paragraph 18.10 to read as follows:</p> <p>“It is considered, therefore that there is general public support for a pro-active policy to be implemented that helps to deliver a viable development based on a potential mix of <u>uses</u> whilst being mindful of the unique landscape and Green Belt setting that the site has.”</p> <p>Amend bullet points listed under Paragraph 18.11 to include C3 Dwelling Houses, to read as follows:</p> <ul style="list-style-type: none"> - B1 (Business) - C2 (Residential Institutions) - <u>C3 (Dwelling Houses)</u> - Health Uses - Sport and Recreation Facilities <p>Amend the Previously Developed Site Boundary included at Page 165 adjacent to Paragraphs 18.7 to reflect the wider area for inclusion within the boundary that was submitted by the HCA.</p>		
SALMOD65	173	Jargon Guide Previously Developed Land (PDL)	<p>Amend the definition of “Previously Developed Land (PDL) to read as follows:</p> <p>“Land which is, or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface</p>	The definition of PDL in the Jargon Guide is a précis of that set out in Annex 2 of the NPPF	Mr Robert Watkins (SALPP47)

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			infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.	(p.55). This creates potential confusion as the précis omits phrases which might be material as case law/PINs decisions emerge.	
SALMOD66	Page 170	Jargon Guide	Include a definition of Chalets, as follows: Chalets – These are buildings, also sometimes referred to as shacks, that are primarily constructed of materials of less than average permanency and used for residential occupation.	Policy SAL.UP12 is hindered by a lack of definition of “Chalet.”	Mr Robert Watkins (SALPP62)
SALMOD67	Page 171	Jargon Guide	Include a definition of Rural Exception Sites between Rural Exception Policy and Safeguarded Land as follows: Exception Sites – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.	In response to an internal officer suggestion.	WFDC Officer
SALMOD68	Page 172	Jargon Guide	Live/Work: Is defined as property that is specifically designed for dual use, combining both residential and employment space. It is regarded as <i>sui generis</i> use.	To improve clarity and provide a	WFDC Officer

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			Live/work units are dual use but are functionally different and therefore each element should involve separate entrances, kitchens and toilet facilities.	definition to accompany the policy in relation to live/work developments.	
SALMOD69	Page 172	Jargon Guide	<p>Amend Local Housing Need as follows:</p> <p><u>Delete</u> - “ Local Needs Housing - See Affordable Housing” from Page 172 of the Jargon Guide.</p> <p>Add in the following definition:</p> <p><u>Local Needs Housing – including affordable housing and market housing which addresses the established* needs of different groups in the community such as (but not limited to), families with children, older people, people with disabilities, service families and people wishing to build their own homes.</u></p>	Agreed through Churchill and Blakedown SCG.	SALPP69
SALMOD70	Page 172	Jargon Guide	<p>Insert new definitions as follows:</p> <p>Designated heritage asset – A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</p> <p>Heritage asset – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p> <p>Significance (for heritage policy) – The value of a heritage</p>	Agreed through SCG discussions with English Heritage.	SOCG2

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			asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.		
SALMOD71	Page 186	Open Space Standards	Delete Appendix D – Open Space Standards. Consequential amendment to policy SAL.UP3 (p.73) – Amend last sentence of first paragraph: “New development should incorporate open space in accordance with the quantity, quality and accessibility standards set out within the most up-to-date open space, sport and recreation assessment.”	To improve clarity and to future proof the document.	WFDC Officer

Proposals Map Amendments

Required Amendment	Relevant Representation
Amendment to the Previously Developed Site Boundary at the West Midlands Safari and Leisure Park to conform with advice set out in the NPPF	SALPP122 – WMSLP (amend as per their site plan)
Amendment to the Previously Developed Site Boundary at the former Lea Castle site to conform with advice set out in the NPPF.	SALPP122 – Lea Castle (amend as per their site plan) SOCG4