

**Wyre Forest District Council Local Development Framework
Site Allocations and Policies Development Plan Document
Schedule of Proposed Minor Amendments (October 2012)**

Minor Amendment Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation (If Applicable)
SA – MA1	13	Policy SAL.PFSD1: Presumption in Favour of Sustainable Development	Include the additional wording in Policy SAL.PFSD1, as follows: Planning applications that accord with the policies <u>and objectives</u> in the DPDs...'	To ensure that decisions accord with the policies and objectives included in the Plan.	West Mercia Police SALPP251
SA-MA2	17	Policy SAL.DPL1 Sites for Residential Development	Amend policy as follows: 1. Within the sites and areas... 2. <u>Within one of the following locations :</u> Add in a further bullet point v to Policy SAL.DPL: "In Bewdley, <u>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> Include a new paragraph after paragraph 4.12 as follows: <u>The National Planning Policy Framework identifies that local planning authorities should plan for a mix of housing,</u>	To address a number of representations and to allow small sites to come forward for market housing within Bewdley. To clarify that self build is permissible in line with the	Bewdley Town Council SALPP31. Harding & Matthews SALPP113 Mr Jason Orme SALPP1

Minor Amendment Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation (If Applicable)
			<u>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>	policies in DPL1.	
SA-MA3	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>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>Bewdley Town Council SALPP31. Harding & Matthews SALPP113</p> <p>Tetlow King.SALPP39</p>

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			<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> 	To improve the clarity of the document. And to ensure that Community Right to Build is included within the Policy Framework.	WFDC Officer
SA – MA4	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
SA-MA5	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
SA-MA6	22	Paragraphs 4.28-4.29 Reasoned Justification for Rural Workers Dwellings	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 period of 12 months, at a price which reflects the existence of an occupancy condition and that <u>no financially viable interest</u>	For further clarification purposes.	SALPP49 Mr Robert Watkins

Minor Amendment Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation (If Applicable)
			has been expressed from within the locality.		
SA-MA7	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)
SA-MA8	32	Policy SAL.DPL10: Sites for Gypsy and Traveller Use	Proposed minor amendment to the policy, 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 Showpeople	Environment Agency SALPP189
SA-MA9	36	Policy SAL.DPL11: Community Facilities	Include the additional wording at the end of Policy SAL.DPL11, as follows: <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</u>	To meet the concerns of representations received and to ensure that each	West Mercia Police SALPP249

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			<u>organisation concerned.'</u>	development is considered on its merits, given the wide variety of community facilities that exist.	
SA-MA10	36	Policy SAL.DPL11: Community Facilities	The paragraphs included in the policy to be renumbered as follows: (a) (i),that it would... (ii) that the community... OR (b) That suitable...	To improve the clarity of the policy.	CPRE SALPP135
SA-MA11	Page 37	SAL.DPL12 Educational Sites	Amend text to read "i. Development does not affect part of a playing field or where it does, compensatory re-provision is delivered elsewhere."	To bring text into line with paragraph 74 of the NPPF and the Sport England Playing Fields policy	SALPP63 (Sport England)
SA-MA12	37	Policy SAL.DPL12: Educational Facilities	The paragraphs included in the policy to be renumbered as follows: (a) (i) Do not form...	To improve the clarity of the policy.	CPRE SALPP136

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			<p>(ii) Complement...</p> <p>(iii) Demonstrate...</p> <p>(b) Do not diminish</p> <p>(c) Are compatible</p>		
SA-MA13	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> <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 the 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>	<p>For clarification within the policy</p> <p>To provide further clarity in relation to this type of development. This additional wording will help to ensure the</p>	<p>Worcestershire County Council (SALPP234)</p> <p>WFDC Officer</p> <p>WFDC Officer</p>

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			<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 properties;</u> • <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</p>	<p>deliverability of policy included in the Core Strategy at Policy DS04: Rural Regeneration.</p>	

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			<p>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> <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</u></p>		

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			<u>ensure that the residential use remains tied to the business element of the proposal.</u>		
SA-MA14	41	Paragraph 5.14	Delete paragraph 5.14	Is not required as repeats policy.	Worcestershire County Council (SALPP 235)
SA-MA15	47	Policy SAL.GPB2: Town Centre Retail	Include additional word in 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
SA-MA16	4	Policy SAL.GPB3: Protecting and enhancing local retail services	Policy SAL.GPB3 to be amended as follows: <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> <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> 1. <i>it can be located on previously developed land.</i> 2. <i>it would not cause adverse impact to the local amenity."</i> Also consequential amendment to update 250sqm to 280sqm in the following places: <ul style="list-style-type: none"> • 5.31 	The proposed change 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 in line with a national definition of a	Brook Green Estates (Nathaniel Lichfield) SALPP121

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			<ul style="list-style-type: none"> SAL.GPB2 SAL.EA1 	'small store'.	
SA-MA17	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 be included in order to allow for developments such as the one proposed to come forward.	Thomas Vale (Brooke Smith Planning) SALPP108
SA-MA18	50	Policy SAL.GPB4 Specialist Retailing	<p>Amend the first sentence of Policy SAL.GPB4 to read as follows:</p> <p>"Retail developments within employment areas (factory outlets) will not be permitted unless they are small scale uses (do not exceed 280sqm 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>"</p>	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)

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SA-MA19	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
SA-MA20	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
SA-MA21	Page 60, para 6.19	Major Transport Infrastructure	Insert an additional sentence at the end of paragraph 6.19 as follows: "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."	To place stronger emphasis on the delivery of the Stourport Relief Road	J Shuttes SALPP83
SA-MA22	61	Policy SAL.CC4: Freight	Delete paragraph 6.24 which refers to freight potential at the Former British Sugar Site: 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.	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	St Francis Group SALPP202 SALPP203

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				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.	
SA-MA23	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</u> 	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

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			<u>adjoining the development site.</u>		
SA-MA24	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 “It involves the 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 development involves 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
SA-MA25	70	Policy SAL.UP1 Green Belt	<p>Include the policy reference in criteria iv of the policy as follows:</p> <p>iv. The development involves the re-use or conversion of buildings in accordance with the policies for the re-use and adaptation of Rural Buildings (SAL.UP11).</p>	To improve the clarity of the Policy.	CPRE SALPP148
SA – MA26	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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SA-MA26A	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
SA-MA27	73	Policy SAL.UP3: Providing a Green Infrastructure Network	Proposed minor amendment to the policy as follows: Proposals should enhance and retain open space or green/blue infrastructure or provide improved compensatory provision...	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
SA-MA28	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)
SA-MA29	78 – 79	Policy SAL.UP5 Providing	Amend the "up-to-date Biodiversity Action Plan" to read " <u>Worcestershire Biodiversity Action Plan.</u> "	Correct terminology.	Worcestershire County Council (SALPP244)

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		Opportunities for Safeguarding Local Biodiversity & Geodiversity	Amend the 2 nd paragraph under section 2. Designated Sites to read: “Locally important sites including Local Nature Reserves (LNRs), <u>Local Wildlife Sites (LWSs)</u> ...		
SA-MA30	84	Policy SAL.UP6: Safeguarding the Historic Environment	Remove the following wording from Policy SAL.UP6: <ul style="list-style-type: none"> Historic parks and gardens (both Registered and those not designated) 	This particular element would be difficult to enforce and it is considered that the designated assets are covered by the earlier criteria. This change would help to make the plan more effective.	CPRE SALPP152
SA-MA31	84	Paragraph 7.42 – Safeguarding the Historic Environment	Include the relevant NPPF paragraph in brackets at the end of the quotation, as follows: (NPPF, paragraph 126)	For clarity.	WFDC (Officer Proposed Amendment)
SA-MA32	84	Paragraph 7.43 – Safeguarding the Historic Environment	Amend the first sentence of Paragraph 7.43 to read as follows: “Wyre Forest District contains a variety of heritage assets, including buildings, <u>conservation areas</u> , monuments, <u>historic landscapes</u> and archaeology.”	For clarity.	Worcestershire County Council (SALPP183)
SA-MA33	85	Policy SAL.UP6 Safeguarding the Historic Environment	Amend final sentence of criteria (c) to read as follows: ‘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,	To bring in line with the NPPF.	S Roper Pressdee (SALPP38)

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			regional and local level.'		
SA-MA34	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)
SA-MA35	Page 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
SA-MA36	94	Paragraph 7.76 Reasoned Justification to Policy SAL.UP8 Design of Extensions	<p>Amend the first sentence under SAL.UP8 1. Residential Extensions, and non-residential extensions, to read as follows: "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</p>	The material weight of the 45 degree code requires clarification.	Mr Robert Watkins (SALPP59)

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			non-residential building should: 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>		
SA-MA37	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)
SA-MA38	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)
SA-MA39	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
SA-MA40	99	Policy SAL.UP11 Re-use and Adaptation of Rural Buildings	Amend point (ii) as follows: " <u>...fabric, character, significance or setting...</u> " 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> Under Residential Development section expand second sentence:	Modifications required to fully reflect findings of the West Midlands Farmsteads and Landscapes Project	English Heritage (SALPP222)

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			<u>“...or for reasons of sustainability or historical significance an alternative use would be preferable...”</u>		
SA-MA41	100	Policy SAL.UP11 Re-use and Adaptation of Rural Buildings Reasoned Justification	Amend first sentence of paragraph 7.97: “...character of the building, its significance...” Amend first sentence of paragraph 7.98 to” <u>Residential conversions can be detrimental..”</u>	Make statement more positive	English Heritage (SALPP222)
SA-MA42	100	Policy SAL.UP11 Re-use and Adaptation of Rural Buildings West Midlands Farmsteads and Landscapes Project	Paragraph 7.101 – Add in new 2 nd sentence as follows: <u>“Worcestershire County Council is continuing to work on the project.”</u>	Update situation	English Heritage (SALPP222)
SA-MA43	101	Policy SAL.UP12: Chalets	Proposed minor amendment to the policy as follows: 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>	To improve the clarity of the policy and to ensure development is ‘future-proofed’ in relation to flood risk.	Environment Agency. SALPP161
SA-MA44	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:	Include reference to existing evidence base and within the policy refer to the size of the existing chalets	Mr Robert Watkins (SALPP62)

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			<u>“Replacement of Chalets should be on a like for like basis in terms of size and materials</u>	instead of design for more flexibility.	
SA-MA45	102	Policy SAL.UP13 Equestrian Development	<p>Amend the first paragraph under 1. Commercial Equestrian Facilities to read as follows:</p> <p>“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”</p> <p>Under 2. Equestrian Facilities for Leisure Use amend the first sentence to read as follows: “<u>In considering proposals for smaller scale equestrian developments relating to non-commercial leisure use ...</u>”</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</p>	<p>To improve and clarify the policy wording.</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>	<p>Mr Robert Watkins (SALPP64)</p> <p>WFDC Officer</p>

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			use...		
SA-MA46	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 maneges also require express planning consent.”</u>	To add further clarity	Mr Robert Watkins (SALPP67)
SA-MA47	Various	Site specific policies as follows: SAL.SK2 SAL.KSS1 SAL.STC1 SAL.STC2 SAL.STC3 SAL.STC4 SAL.EA1 SAL.EA2 SAL.EA3 SAL.EA4 SAL.EA5 SAL.WS1 SAL.B1 SAL.B2	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 terms of the wording used in the policies it has been included in. It is therefore proposed to include this wording to aid the clarity of the document.	Environment Agency SALPP165 SALPP166 SALPP167 SALPP168 SALPP169 SALPP170 SALPP171 SALPP172 SALPP173 SALPP174 SALPP175 SALPP176 SALPP177 SALPP178
SA-MA48	105	Paragraph 9.3	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	To clarify the situation regarding public access to Wilden Marsh and Meadows	Natural England SALPP210

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			bird hide and educational interpretation at the site.”	SSSI.	
SA-MA49	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
SA-MA50	114	Policy SAL.SK3 – Oasis Arts & Crafts and Reilloc Chain	Amend Indicative Phasing Period to read: <u>“2011-2021.”</u> Amend Paragraph 9.37 of the reasoned justification to read as follows: 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> Subsequent amendments needed to phasing in table at 4.8 Residential Land Allocations and table at 19.6 Implementation Schedule for Site Specific Policies	Evidence suggests that the Reilloc 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.	Harris Lamb SALPP27
SA-MA51	120	Policy SAL.WK2: Kidderminster Hospital	Include additional wording to link back to Policy SAL.DPL11: Community Facilities, as follows:	To improve the clarity of the plan and ensure	CPRE SALPP156

Minor Amendment Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation (If Applicable)
			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>	that the links are made between the policies.	
SA-MA52	129	Policy SAL.STC2: Tan Lane and County Buildings	Include the additional wording in Policy SAL.STC2, as follows: ‘...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, before considering any future redevelopment.’	To ensure the policy is future proofed and takes into account the future infrastructure needs, as identified through the evidence base.	West Mercia Police SALPP252
SA-MA53	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
SA-MA54	153	Policy SAL.B1 Load Street Redevelopment Area	Amend point (vi) as follows: “...respect their heritage setting in a positive manner <u>including views across the area.</u> ”	To further recognise sensitivity of site’s location.	English Heritage (SALPP223)
SA-MA55	Page 161	Policy SAL.RS2	Insert additional clause into policy as follows:	To meet the requirements of	The Coal Authority SALPP43

Minor Amendment Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation (If Applicable)
			<p>“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.”</p> <p>Add new paragraph into reasoned justification at Paragraph 17.8 to read as follows:</p> <p><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></p>	<p>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 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.</p>	
SA-MA56	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</u></p>	The land is in separate ownerships and therefore the added flexibility	Mr Ken Moss SALPP102

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			<u>masterplan context how the policy objectives in SAL.RS2 can be achieved.</u>	would ensure that development could still come forward to meet the policy objectives, even if this was achieved by two separate applications.	
SA-MA57	163	Policy SAL.PDS1 Previously Developed Sites in the Green Belt	Amend point a) under Proposals for Previously Developed Sites in the Green Belt to read as follows: a. <u>Not normally protrude</u> above the existing development and trees.	For clarification purposes	Worcestershire County Council (SALPP240)
SA-MA58	Page 173	Jargon Guide	<u>Delete "English Nature" and replace with "Natural England"</u>	To amend a factual inaccuracy.	Natural England SALPP212
SA-MA59	173	Jargon Guide Previously Developed Land (PDL)	Amend the definition of "Previously Developed Land (PDL) to read as follows: "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 cartilage should be developed) and any associated fixed surface 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	The definition of PDL in the Jargon Guide is a précis of that set out in Annex 2 of the NPPF (p.55). This creates potential confusion as the précis omits phrases which might be material as case	Mr Robert Watkins (SALPP47)

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			previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.	law/PINs decisions emerge.	
SA-MA60	Page 170		<p>Include a definition of Chalets, as follows:</p> <p>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.</p>	Policy SAL.UP12 is hindered by a lack of definition of “Chalet.”	Mr Robert Watkins (SALPP62)
SA-MA61	Page 171	Jargon Guide	<p>Include a definition of Rural Exception Sites between Rural Exception Policy and Safeguarded Land as follows:</p> <p>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.</p>	In response to an internal officer suggestion.	WFDC Officer
SA-MA62	Page 172	Jargon Guide	<p>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. Live/work units are dual use but are functionally different and therefore each element should involve separate entrances, kitchens and toilet facilities.</p>	To improve clarity and provide a definition to accompany the policy in relation to live/work developments.	WFDC Officer

Typographical errors

Paragraph/policy number	Error	Correction
2.13	Footnote 4 to the table: 1,379 shown at column d.	Amend to read: "1,381 shown at column d"
4.22	'...within easy reach of one of the District's three towns.'	'...one of the District's...'
SAL.GB1 "Employment Land Allocation"	Should read no adverse "effect" rather than "affect"	"..no adverse <u>effect</u> ."
SAL.GPB2	3. '...that contribute to the the vitality...'	'...contribute to the vitality'
6.27	'The National Planing Policy...'	'The National Planning Policy...'
7.20	(Paragrph 73)	(Paragraph 73)
7.41	'The importance of the the historic...'	'The importance of the historic...'
7.63	'The NNPF...'	'The NPPF...'
7.78	'...impact on the the surroundings.'	'...impact on the surroundings.'
15.4	Robbins Depot – Area: 1.9ha	Area: 0.19ha
17 Rural – Blakedown Nurseries, bullet point 1 – area	1.34	Should be 1.4ha (consequential amendment as a result of changes to Proposals Map)

Proposals Map Amendments

Required Amendment	Relevant Representation
Amendment to the site boundary for Blakedown Nurseries allocation	SALPP 91-98 Barratt Homes (amend as per their site plan)
Ensure key refers to "Local Wildlife Sites" rather than Special Wildlife Sites.	SALPP244 Worcestershire County Council
Amendment to the Previously Developed Site Boundary at the West Midlands Safari and Leisure Park.	SALPP122 – WMSLP (amend as per their site plan)
Remove the playing field designation on the Former British Sugar Site as this has been superseded by the recent planning permission, which identified that it was no longer in use.	SALPP205 – St Francis Group