

**Wyre Forest District Council**  
**Site Allocations and Policies Local Plan**  
**Schedule of Proposed Main Modifications (February 2013)**

1. These proposed modifications to the plan 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. Some modifications have also been included following discussion held at the hearing sessions which took place on 29<sup>th</sup> and 30<sup>th</sup> January.
  
2. The table below sets out the main modifications which the District Council wishes the Inspector to consider for recommendation for inclusion within the plan. These include amendments to the content of the policies which are considered necessary to make the Plan sound. The proposed modifications have been subject to review in terms of the implications for the Sustainability Appraisal and Assessment under the Habitats Regulations, which is available to view in the accompanying Sustainability Appraisal update report.
  
3. It should be noted that due to the implementation of the changes to the Development Plan Regulations which have arisen from the implementation of the Localism Act, a generic minor modification is proposed to rename the Plan from “Site Allocations and Policies Development Plan Document” to the **Site Allocations and Policies Local Plan** and all references to the “Local Development Framework” to read **Local Plan**. All references to the “Proposals Map” will be amended to the

**Policies Map.** For information purposes, the Local Plan encompasses the Adopted Core Strategy, the Site Allocations and Policies Local Plan, the Kidderminster Central Area Plan and the Policies Map.

4. These main modifications are now subject to a period of consultation, running from **Thursday 14<sup>th</sup> February to Thursday 28<sup>th</sup> March**. This consultation **only** concerns the proposed modifications to the Local Plan and there is no need to resubmit representations made on the Submission document, as these have already been considered as part of the Examination. The Inspector will consider all responses prior to issuing her report to the Council.
5. For clarity, the impact of the main modifications on the document should be read in conjunction with the Submission version of the Plan, which is available to view through the following link.

[Submission Document](#)

6. Should you wish to make a representation on the Proposed Modifications, this can be done via email to [programme.officer@wyreforestdc.gov.uk](mailto:programme.officer@wyreforestdc.gov.uk), or please send in writing to:

Programme Officer – Bradley Gammond, Town Hall, Vicar Street, Kidderminster, Worcs, DY10 1DB

If you have any questions on the consultation then please contact Bradley Gammond via the above e-mail address or on 01562 732196

## Site Allocations and Policies Local Plan – Main Modifications

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation/ Statement of Common Ground (If Applicable)	SA Required?
SALMA01	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 .....</p>	To ensure that decisions accord with the policies and objectives included in the Plan.	West Mercia Police SALPP251 SOCG6	No – this is a reference to objectives which have already been tested against the SA framework.
SALMA02	17	Policy SAL.DPL1 Sites for Residential Development	<p>Amend policy to read as follows:</p> <p><b>Sites for Residential Development</b> In order to meet the housing requirement of Policy DS01 of the Adopted Core Strategy, residential development will only be allowed in the following locations:</p> <ol style="list-style-type: none"> <li>1. Within the sites and areas listed in this section and as shown on the <u>Policies Map</u>, subject to proposals being in accordance with the requirements identified in respect of each site in Part B of this document and the Kidderminster Central Area Plan and all other material policy considerations.</li> </ol> <p><u>Or within one of the following locations:</u></p>	To address a number of representations and to allow small sites to come forward for market housing within Bewdley. Consistency with the NPPF.	Bewdley Town Council SALPP31  Harding & Matthews SALPP113	Yes – allows market housing on small windfall sites in Bewdley.

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			<ul style="list-style-type: none"> <li data-bbox="696 427 1263 639">i) On previously developed sites within areas allocated primarily for residential development on the <u>Policies</u> Map in the urban areas of Kidderminster and Stourport-on-Severn or on allocated sites set out within the Kidderminster Central Area Plan.</li> <li data-bbox="696 671 1263 762">ii) Within areas allocated for mixed uses subject to site specific policy considerations.</li> <li data-bbox="696 794 1263 1007">iii) Within areas allocated for retail use within the Primary Shopping Area of Kidderminster, Stourport-on-Severn and Bewdley, subject to them being restricted to upper floors only or being in accordance with a site specific policy.</li> <li data-bbox="696 1038 1263 1342">iv) On previously developed sites within areas allocated primarily for community uses on the <u>Policies</u> Map subject to it being satisfactorily demonstrated that there is no longer a need for the community facility in accordance with policy CP07 of the Adopted Core Strategy and that proposals are in accordance with site specific policies set out in Part B of</li> </ul>			

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			<p>this document where applicable.</p> <p>v) <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 Policies Map.</u></p> <p>Include a new paragraph after paragraph 4.12 as follows:</p> <p><u>4.13 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 clarify that self build is permissible in line with the policies in DPL1 and the NPPF.</p>	<p>Mr Jason Orme SALPP1</p>	

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SALMA03	19	Policy SAL.DPL2 and associated amendments to reasoned justification and jargon guide.	<p>Amend first section of Policy SAL. DPL2 Rural Housing to read as follows:  <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"> <li>- <u>The site is identified by the relevant town/parish Council as an exceptions site to meet an identified local housing need.</u></li> <li>- <u>The site is required to meet an established existing functional need for a rural worker's dwelling.</u></li> <li>- <u>It is for the replacement of a permanent existing lawful dwelling.</u></li> <li>- <u>The site is subject to a Community Right to Build Order</u></li> </ul> <p><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></p>	<p>Series of amendments To address the new NPPF Compliant definition of Local Housing Needs.</p> <p>To ensure that Community Right to Build is included within the Policy Framework as set out in the NPPF.</p> <p>To reflect the fact that the rural areas of the District have more acute issues with regard to drainage</p>	<p>Bewdley Town Council  SALPP31.  Harding &amp; Matthews  SALPP113  Churchill &amp; Blakedown Parish Council  SOCG1</p> <p>SALPP186  Environment Agency  SOCG3</p>	<p>Yes – widens the scope of housing allowed from 100% affordable to affordable and local needs housing identified through housing needs surveys.</p> <p>Yes. Requires additional information from the applicant.</p>

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			<p>Amend Section 1. Exception Sites to read as follows:</p> <p>Planning permission may be granted for schemes which are identified to meet an identified <u>specific affordable or local housing need on small sites adjoining Bewdley, or within or adjoining the villages and the rural settlements subject to the following criteria:</u></p> <ul style="list-style-type: none"> <li>i) <u>The affordable housing must remain so in perpetuity</u></li> <li>ii) <u>The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.</u></li> <li>iii) <u>The site must be well related to the existing built up area of the settlement in which it is located.</u></li> <li>iv) <u>The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the landscape.</u></li> <li>v) <u>The site should be accessible to local services and facilities by sustainable modes of transport.</u></li> </ul> <p><u>Any enabling market housing on exceptions sites, that is not required to meet a specific</u></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</p>	<p>Churchill &amp; Blakedown Parish Council SOCG1</p> <p>Tetlow King.SALPP39</p>	

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			<p><u>housing type as evidenced by local housing needs assessments, must be accompanied by a robust viability assessment (as set out in Policy SAL.DPL3 – Financial Viability) in order to justify the required enabling development.</u></p> <p>Amend 3. Replacement Dwellings in the Open Countryside as follows:</p> <p><b>3 Replacement Dwellings in the Open Countryside</b></p> <p>The replacement of a permanent existing lawful dwelling will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> <li>i) The dwelling is still subject to residential use and has not been abandoned.</li> <li>ii) <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></li> <li>iii) The replacement dwelling should not exceed the size of the existing or original dwelling by 20%, whichever is the smaller.</li> </ul>	<p>where additional support for sustainable transport modes are necessary.</p> <p>Minor amendment shown here for consistency throughout policy.</p>		



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			<p><b>Reasoned Justification</b>  <b>Addressing Local Housing Needs</b></p> <p>Amend Paragraph 4.17 to read as follows:  4.17 <u>Local Housing Need is established through a housing needs survey which is undertaken in agreement and partnership with the relevant Town or Parish Council. It is also established through the Housing Waiting List of persons assessed according to the Council's Local Connections Policy as qualifying residents.</u> The definition of Affordable Housing as set out within the NPPF encompasses social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The NPPF specifies that "low cost market housing" may not be considered as affordable housing for planning purposes.</p> <p><b>Page 170 – Jargon Guide</b></p> <p>Amend the definition of Affordable Housing through deleting "<del>(also referred to as Local Needs Housing.</del>"</p>		<p>Churchill &amp; Blakedown Parish Council  SOCG1</p> <p>Churchill &amp; Blakedown Parish Council  SOCG1</p>	

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			<p>Amend the definition of Local Needs Housing to read as follows:</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. *through Parish Housing Needs Surveys, Neighbourhood Plans and Local Housing Waiting Lists.</u></p> <p><b>Page 173 – Jargon Guide</b></p> <p>Replace Rural Exception Policy with the following:</p> <p><u>Rural Exceptions Sites – Small sites for the provision of affordable housing in perpetuity or to meet another specific identified local housing need (as evidenced through the Parish Housing Needs Survey, Neighbourhood Plan or the Council's Adopted Local Connections Policy), where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households</u></p>		<p>Churchill &amp; Blakedown Parish Council SOCG1</p> <p>Churchill &amp; Blakedown Parish Council SOCG1</p>	

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			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.			
SALMA04	29	Reasoned Justification to Policy SAL.DPL8 Paragraph 4.53 and 4.62	<p>Amend paragraph 4.53 to read as follows:</p> <p><del>It is anticipated that the development control system could continue to deliver those pitches that are not specifically allocated within this DPD, to meet the longer term need for the post 2017 figure of 15 additional pitches (subject to review through the GTAA process in 2013/14)</del></p> <p>Replace with:</p> <p>4.53 In order to maintain a 5 year supply of deliverable sites throughout the Plan period, following on from the Worcestershire GTAA (which is due for completion in late 2013), the District Council will progress a specific Local Plan to allocate further sites for Gypsies, Travellers and Travelling Showpeople during 2014, in accordance with the level of need identified.</p> <p>Paragraph 4.62. Amend the second sentence</p>	For consistency with the National Planning Policy for Traveller Sites.	In response to questions raised by the Inspector at hearing sessions	No – changes are to reasoned justification rather than policy.

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			<p>to read as follows:</p> <p>“Based on historical evidence, it is evident that sites are likely to continue to come forward through the development control process and therefore it is realistic to assume that these will meet the remainder of the identified need for the 2017-22 period. This has delivered a number of sites in recent years; however, it is necessary to guide the location and design of these pitches by putting in place an appropriate policy.”</p>			
SALMA05	32	Policy SAL.DPL10: Sites for Gypsy and Traveller Use and associated amendments to the Reasoned Justification (Paragraph 4.63)	<p>Delete Criterion i) under 1. Sites for Gypsy and Traveller Use</p> <p>i) <del>The Council is satisfied that there is clear established need for the site within the District and that the number, type and tenure of pitches proposed can not be met by a lawful existing or allocated site within the District.</del></p> <p>Amend criterion iv under Part 2 to read:</p> <p><del>“Sites of 5 or more pitches. The site should include...”</del></p>	For clarification and for consistency with the National Planning Policy for Traveller Sites	Response to matter 3 and discussion at the hearing sessions.	No, policy has been tested against the SA framework and the modification will not have an impact on result.

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			<p>Amend Paragraph 4.63 under Sequential Preference for Gypsy and Traveller Sites to read as follows:</p> <p>4.63 Proposals for Gypsy and Traveller sites are predominantly residential and will be acceptable in areas allocated primarily for residential development subject to all relevant policies within the Local Plan being met. <del>Outside of those areas allocated for residential development proposals will need to demonstrate a clear need, particularly once the requirement identified for the plan period has been or will be met through existing planning permissions or land use allocations.</del> This policy sets out the criteria which a proposal outside of an area currently allocated for Gypsy and Traveller uses will need to meet.</p>			
SALMA06	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	No, policy has been tested against the SA framework and the modification will not have an impact on result.

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SALMA07	40	Policy SAL.GPB1 1. Employment Land/Economic Development and associated Reasoned Justification (Paragraph 5.16)	<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 under Section 2 as follows: “Proposals for economic development outside of the allocated areas will be assessed on their merits. Proposals will need to <u>be on Previously Developed Land and</u> be in conformity...”</p> <p>At end of section 2 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</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</p>	Worcestershire County Council (SALPP234) SOCG5	Yes. Significant new additions to policy in relation to live/work units.

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			<p><u>units will also be considered favourably subject to the following criteria being met:</u></p> <ul style="list-style-type: none"> <li>• <u>They are located on Previously Developed Land;</u></li> <li>• <u>They do not have an adverse impact on the character, landscape or wildlife of the area;</u></li> <li>• <u>That suitable access arrangements can be made, without the need for extensive new access roads; and</u></li> <li>• <u>They do not constitute inappropriate development in the Green Belt.</u></li> </ul> <p><u>All Live/Work proposals must also ensure that:</u></p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <u>The workspace is designed to be separate from the dwelling;</u></li> <li>• <u>The emphasis is on the work element</u></li> </ul>	<p>the deliverability of policy included in the Core Strategy at Policy DS04: Rural Regeneration.</p>		

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			<p><u>and this should be reflected in the percentage of floorspace afforded to the workspace; and</u></p> <ul style="list-style-type: none"> <li>• <u>The workspace must be constructed and available for occupation and use before the residential element of the scheme is occupied.</u></li> </ul> <p><b>Include the following Reasoned Justification after paragraph 5.16:</b></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</u></p>			



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			<p><u>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 ensure that the residential use remains tied to the business element of the proposal.</u></p>			
SALMA08	40	Policy SAL.GPB1 and associated addition to the Reasoned	<p><b>Waste Developments on Employment Land</b></p> <p>Amendment to strategic policy SAL.GPB1, to be inserted after the 4<sup>th</sup> paragraph, as follows:</p>	Agreed through Statement of Common Ground discussions with WCC to overcome	<b><u>Worcestershire County Council</u></b> <b><u>SALPP227 /</u></b> <b><u>SALP228 /</u></b> <b><u>SALPP229 /</u></b>	Yes. New element of policy which specifies that waste developments will

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		Justification at Paragraph 5.15	<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> <p><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></p>	outstanding concerns raised.	<b>SALPP230</b> SOCG5	be considered favourably in Employment locations.

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	48	Policy SAL.GPB3: Protecting and enhancing local retail services	<p>Policy SAL.GPB3 to be amended as follows:</p> <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"> <li><i>1. it can be located on previously developed land.</i></li> <li><i>2. it would not cause adverse impact to the local amenity."</i></li> </ol>	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 'small store'.	Brook Green Estates (Nathaniel Lichfield) SALPP121	Yes. Change of threshold for retail units in neighbourhood or village centres.
SALMA09	59	Policy SAL.CC2 Parking	<p>Amend the first paragraph as follows:</p> <p><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></p>	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	Yes, could lead to the loss of parking spaces.

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SALMA10	61	Policy SAL.CC4: Freight	<p>Delete paragraph 6.24 which refers to freight potential at the Former British Sugar Site:</p> <p><del>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.</del></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	No, potential for rail freight was ruled out as part of on-going work at the site and the Phase 1 outline planning application has been approved.
SALMA11	67/69	SAL.CC7: Water Management and associated Reasoned Justification at Paragraph 6.51	<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><b>Local Flood Risk Management Strategy</b></p> <p><u>When considering development within the District, developers should also have regard to,</u></p>	Agreed through SCG discussions with WCC to overcome concerns raised in SALPP239	Worcestershire County Council SALPP239 SOCG5	Yes, new policy wording relating to flood risk management.

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			<p><u>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 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></p>			

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SALMA12	67	Policy SAL.CC7: Water Management and associated Reasoned Justification at Paragraph 6.54.	<p>Proposed minor amendment to the policy, including changes to the format, as follows:</p> <p><b>Water Quality:</b></p> <p>Development proposals will be permitted which:</p> <ul style="list-style-type: none"> <li>• <u>Do not lead to deterioration of EU Water Framework Directive water body status.</u></li> <li>• 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.</li> <li>• <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></li> </ul> <p>Insert additional paragraph before 6.54 as follows:</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	Yes, new policy wording relating water quality.

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			<u>The District area overlies a principal aquifer of regional 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>			
SALMA13	70	Policy SAL.UP1 Green Belt	Include an additional criteria (vi) as follows:  <u>The proposals are part of a Community Right to Build Order.</u>	To reflect changes in National Policy	WFDC Officer	No, already set out in the NPPF.
SALMA14	Page 84-86	Policy SAL.UP6 – Safeguarding the Historic Environment.	<b>Policy SAL.UP6 Amend to Read As Follows:</b>  <b>Safeguarding the Historic Environment</b> <b>1. Heritage Assets</b> Any development proposal affecting the District's heritage assets <del>or</del> <u>including</u> their setting should demonstrate how these assets will be protected, conserved and where	To improve consistency with the NPPF and following discussion with the Inspector at the hearing sessions.	English Heritage (SALPP219) and SOCG2  S Roper Pressdee (SALPP38)  Hearing Sessions	No, wording has changed but policy requirements are not significantly different to Publication version.

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			<p>appropriate enhanced. The District's heritage assets include:</p> <ul style="list-style-type: none"> <li>• Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.</li> <li>• Buildings and structures on the Local Heritage List.</li> <li>• Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.</li> <li>• Archaeological remains and non-designated historic structures recorded on the County</li> <li>• Historic Environment Record.</li> <li>• Historic parks and gardens (<del>both Registered and those not designated</del>).</li> </ul> <p>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></p> <p>When considering a development proposal</p>		29/01/13 – 30/01/13.	



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			<p>which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. <u>Any harm or loss of significance will require clear and convincing justification.</u></li> <li>iii. <u>The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset.</u></li> <li>iv. <u>Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.</u></li> <li>v. That repairs, alterations, extensions and conversions of <del>statutorily and non-statutorily listed</del> heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.</li> <li>vi. The installations of fixtures and fittings should not have a detrimental impact on <del>the</del> a heritage asset, should be inconspicuously sited and proportioned</li> </ul>			

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			<p>vii. and be designed sympathetically. 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.</p> <p><del>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.</del></p> <p>Development proposals that would have an adverse impact <del>or cause harm to</del> on a heritage asset and/or <del>their</del> its setting, <del>or which result in a reduction or loss of significance,</del> will not be permitted, unless it is clearly demonstrated the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) There are no reasonable alternative means of meeting the need for development appropriate to the level of significance of the Heritage Asset.</li> <li>b) The reasons for the development</li> </ul>			

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			<p>outweigh the individual significance of the Heritage Asset, its importance as part of a group and to the local scene, and the need to safeguard the wider stock of such Heritage Assets.</p> <p>c) In the case of demolitions, that the substantial public benefits of the development outweigh the loss of the building or structure; or the nature of the asset prevents all reasonable uses of the site; or the loss of the heritage asset is outweighed by the benefits of bringing the site back into use. Redevelopment proposals should provide <u>an exceptional design which to mitigates appropriately against the loss of the Heritage Asset in proportion to its significance at national or local level.</u></p> <p>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. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a</p>			

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			<p>minimum, through the relevant Historic Environment Record.</p> <p><b>2. Conservation Areas</b>  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 into, <u>within</u>, or out of the Conservation Area. Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ol style="list-style-type: none"> <li>i. It has no <del>recognised interest</del> <u>significance</u> in itself or by association, and no value to the <del>character</del> <u>significance of the Conservation Area</u>.</li> <li>ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area.</li> <li>iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed.</li> </ol> <p>Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.</p>			

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SALMA15	Various	Site specific policies as follows:  SAL.SK2 (P.109) SAL.KSS1 (P.121) SAL.STC1(P.126) SAL.STC2 (P.129) SAL.STC3 (P.131) SAL.STC4 (P.133) SAL.EA1(P.135) SAL.EA2 (P.138) SAL.EA3 (P.140) SAL.EA4 (P.142) SAL.EA5 (P.144) SAL.WS1(P.146) SAL.B1(P.153) SAL.B2 (P.156)	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 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  SOCG3	No, addressing land contamination is already a requirement of the Adopted Core Strategy.
SALMA16	109	Policy SAL.SK2: Former British Sugar Site	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	To ensure consistency with other representations, to improve clarity of the document and to ensure that the policy	St Francis Group SALPP204	No, potential for rail freight was ruled out as part of on-going work at the site and the Phase 1 outline planning

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			potential to create a direct link for passengers <del>and/or freight</del>	is deliverable.		application has been approved.
SALMA17	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 SOCG6	No, aims of policy do not differ from the Publication version.
SALMA18	159	Policy SAL.RS1 – Blakedown Nurseries	Amend clause i of the policy as follows:  i) Development must provide for the <u>identified specific affordable and local housing need</u> as set out within the latest Parish Housing Needs Survey and as indicated by the local housing waiting list <u>in accordance with the Council's local connection policy.</u>	To reflect the amended definition of Local Housing Need which has been widened to reflect the NPPF	Churchill & Blakedown Parish Council (SOCG1/1A) and discussions held at hearing session dated 30/01/13)	Yes – widens the scope of housing allowed from 100% affordable to affordable and local needs housing identified through housing needs surveys
SALMA19	Page 161	Policy SAL.RS2 – Land at Clows Top	Amend clause i of the policy as follows:  i) Development must provide for the <u>identified specific affordable and local housing need</u> as set out	To reflect the amended definition of Local Housing Need which has been widened to	Churchill & Blakedown Parish Council (SOCG1/1A) and discussions held	Yes – widens the scope of housing allowed from 100% affordable to affordable and

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			<p>within the latest Parish Housing Needs Survey and as indicated by the local housing waiting list <u>in accordance with the Council's local connection policy.</u></p> <p>Insert additional clause into policy as follows:</p> <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>reflect the NPPF.</p> <p>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 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>	<p>at hearing session dated 30/01/13.</p> <p>The Coal Authority SALPP43</p>	<p>local needs housing identified through housing needs surveys</p> <p>Yes, new subject introduced to the policy.</p>

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SALMA20	163	Page 163: Policy SAL.PDS1 Previously Developed Sites in the Green Belt and associated Reasoned Justification at Paragraphs 18.6/18.7/18.10/18.11	<p><b>Lea Castle Hospital Site</b></p> <p><b>Delete:</b></p> <p><del>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.</del></p> <p><b>Insert:</b></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"> <li>• <u>C3 (Dwelling Houses)*</u></li> <li>• <u>C2 (Residential Institutions)</u></li> <li>• <u>B1 (Business); and,</u></li> <li>• <u>health and sport facilities</u></li> </ul> <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. <b>Development Principles for</b></u></p>	Agreed through Statement of Common Ground with HCA and discussions held at the hearing sessions dated 30/01/13.	HCA SALPP214 SOCG4	Yes, new land use(C3 dwellings) introduced to policy.



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			<p><b><u>the Site</u></b></p> <p><u>As a minimum, the District Council will require development proposals to:</u></p> <ul style="list-style-type: none"> <li>• <u>demonstrate no greater visual impact on the openness of the Green Belt than existing development</u></li> <li>• <u>be focused on the previously developed parts of the site</u></li> <li>• <u>supplement and enhance existing strong landscape framework surrounding the site to improve ecological and landscape value</u></li> <li>• <u>retain Talbotshill Coppice</u></li> <li>• <u>retain existing sport pitches for community use</u></li> <li>• <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></li> <li>• <u>make a financial contribution to the provision of affordable housing off-site in accordance with the adopted Core Strategy Policy CP04.</u></li> </ul>			

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			<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> <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"> <li>- Area 105ha (approx)</li> </ul> <p>18.6 The former Lea Castle Hospital Site lies <u>just beyond the north eastern fringe of Kidderminster</u> between the A449 Wolverhampton Road and the A451 Stourbridge Road. 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</u></p>			

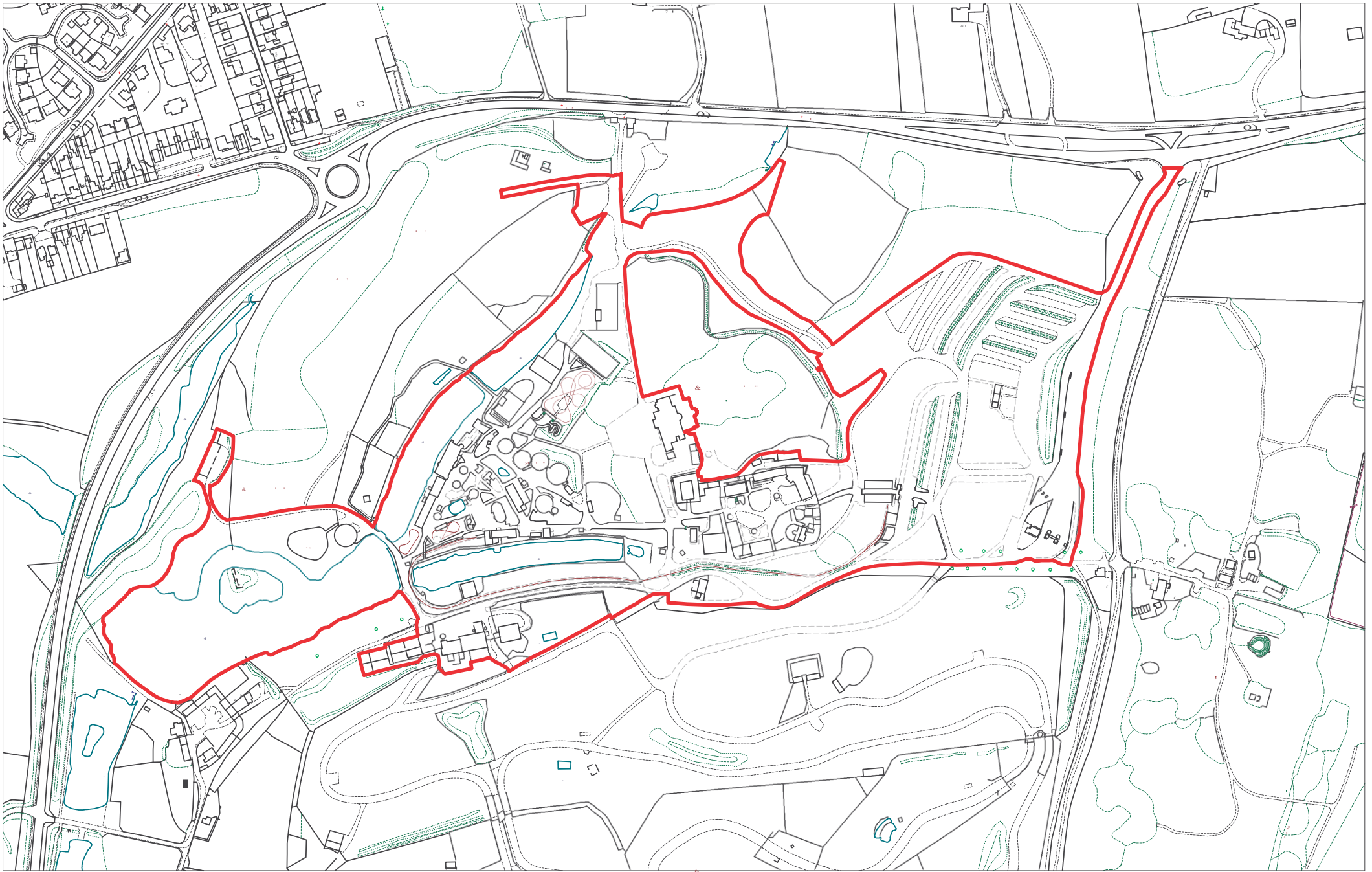
Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation/ Statement of Common Ground (If Applicable)	SA Required?
			<p><u>gross floor area of around 30,000sq.m. There is also an extensive network of underground ducts serving the buildings.</u></p> <p><u>A sports 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> <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 <u>development based on a potential mix of 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</p>			

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			<ul style="list-style-type: none"> <li>- B1 (Business)</li> <li>- C2 (Residential Institutions)</li> <li>- <u>C3 (Dwelling Houses)</u></li> <li>- Health Uses</li> <li>- Sport and Recreation Facilities</li> </ul> <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>			

### Proposals Map Amendments

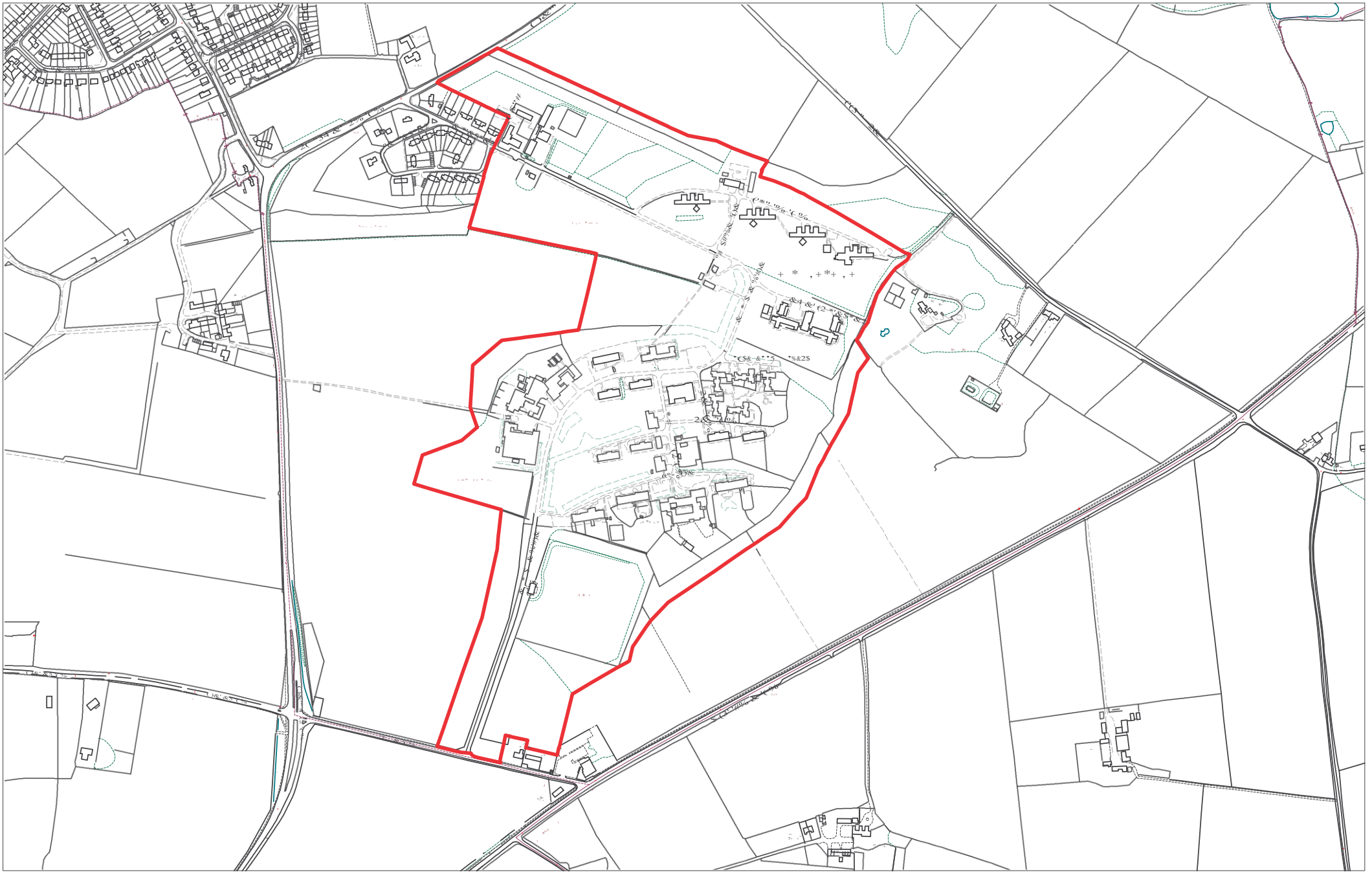
Required Amendment	Relevant Representation
Amendment to the Previously Developed Site Boundary at the West Midlands Safari and Leisure Park to conform with advice set out in the NPPF	SALPP122 – WMSLP
Amendment to the Previously Developed Site Boundary at the former Lea Castle site to conform with advice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

The proposed amended boundaries are attached on the following pages.



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