

APPENDIX 1 – WYRE FOREST DISTRICT SITE ALLOCATIONS AND POLICIES EXAMINATION IN PUBLIC
 AMENDED STATEMENT OF COMMON GROUND ARISING FROM HEARING SESSIONS – CHURCHILL AND BLAKEDOWN PARISH COUNCIL.

Churchill & Blakedown Parish Council's Representation (please refer to Original Statement of Common Ground SOCG for full representation)	Director of Economic Prosperity and Place Response	Resulting Minor Amendment to the Site Allocations and Policies	Response from Churchill & Blakedown Parish Council	Common Ground Established?
<p>SALPP45 Policy SAL.RS1 does not fully address the local housing need in Blakedown and is too restrictive.</p> <p>The current policy SAL.RS1 does not fully address the local needs and is inconsistent with the adopted Wyre Forest Core Strategy (policy DS01) and the NPPF (paragraph 159).</p>	<p>It should be noted that the site that Policy SAL.RS1 (Blakedown Nurseries) relates to is now subject to a Planning Approval 12/0114/Full.</p> <p>These further comments are made, notwithstanding the earlier comments made by the District Council as set out in the wording of the Statement of Common Ground with Churchill & Blakedown Parish Council dated 14/01/13 (SOCG1)</p> <p>Further to the detailed discussions held at the examination hearing sessions dated 29/01/13 and 30/01/13, the District Council considers that some additional wording could be added to Policy SAL.RS1 to</p>	<p>Amend criteria i) Policy SAL.RS1 Blakedown Nurseries to read as follows:</p> <p>Residential Development (C3) at this site will be supported subject to the following:</p> <p>i) <u>Development must provide for the identified specific affordable and local housing need as set out within the latest Parish Housing Needs Survey and as indicated by the local housing waiting list in accordance with the Council's local connection policy.</u></p>	<p>The Parish Council welcomes and supports this amendment.</p>	<p>Yes</p>

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	provide further clarity.			
<p>SALPP69 A separate definition of Local Needs Housing is required in the DPD so that it is not in conflict with the Core Strategy and duties under the NPPF.</p>	<p>A new definition for Local Needs Housing was agreed under the last Statement of Common Ground, which encompassed a wider interpretation of specific housing needs than just affordable, which reflects the NPPF. Further to detailed discussions at the examination hearing sessions dated 29/01/13 and 30/01/13 relating to the associated amendments required to the policies and reasoned justification arising from the definition's wider interpretation, the District Council has outlined a comprehensive suite of associated amendments, which are listed in the</p>	<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"> - <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><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>Amend Section 1. Exception Sites to read as</p>	<p>The Parish Council welcomes and supports this amendment.</p>	<p>Yes</p>

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	adjacent column under Proposed Modifications.	<p>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"> i) <u>The affordable housing must remain so in perpetuity</u> ii) <u>The number, size, type, mix and tenure of dwellings must match the extent of identified local need.</u> iii) <u>The site must be well related to the existing built up area of the settlement in which it is located.</u> 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> v) <u>The site should be accessible to local services and facilities by sustainable modes of transport.</u> 		

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		<p><u>Any enabling market housing on exceptions sites, that is not required to meet a specific 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>1. Replacement Dwellings in the Open Countryside</p> <p>The replacement of a permanent existing lawful dwelling will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> i) The dwelling is still subject to residential use and has not been abandoned. ii) The replacement dwelling is <u>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> 		

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		<p>iii) The replacement dwelling should not exceed the size of the existing or original dwelling by 20%, whichever is the smaller.</p> <p>Reasoned Justification Addressing Local Housing Needs</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>		

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		<p>Page 170 – Jargon Guide</p> <p>Amend the definition of Affordable Housing through deleting “(also referred to as Local Needs Housing.”</p> <p>Page 172 – Jargon Guide</p> <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.</u> <u>*through Parish Housing Needs Surveys, Neighbourhood Plans and Local Housing Waiting Lists.</u></p> <p>Page 173 – Jargon Guide</p> <p>Replace Rural Exception Policy with the following:</p>		

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		<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 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.</u></p>		