

**Wyre Forest District Council Local Development Framework
Kidderminster Central Area Action Plan Development Plan Document
Schedule of Proposed Modifications (January 2013)**

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

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

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

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation /Statement of Common Ground (If Applicable)
KCAPMOD01	Page 9	Vision	<p>Include an additional paragraph in the Vision to take account of flood risk, as follows:</p> <p><u>Development will help to alleviate food risk and the waterways will be flanked by attractive waterside developments that make the most of these assets and bring them more into focus.</u></p>	In order to recognise the flood risk issues that exists within the town.	Environment Agency KCAAPP111 SOCG3
KCAPMOD02	Page 9	Vision	<p>Include additional wording in the vision as follows:</p> <p>‘...The town centre will be a vibrant, attractive , <u>safe and crime free</u> environment in which people wish to spend their time at all times of the day and night...’</p>	To ensure that the Vision links to the Objectives and that it helps to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	West Mercia Police KCAAPP142 SOCG6
KCAPMOD03	Page 10	Strategic Objectives	<p>Replace Objective 9 with the following:</p> <p><u>9. Improve the resilience of Kidderminster by reducing and managing flood risk and taking account of the impacts of climate change by ensuring good water management.</u></p>	Given the extent of flood risk to the KCAAP area it may not be achievable to safeguard the town against all flood risk. Therefore the objective is proposed to be reworded to ensure that it can be met and is deliverable.	Environment Agency KCAAPP110 SOCG3
KCAPMOD04	Page 10	Strategic Objectives	<p>Include additional wording in Strategic Objective 12, as follows:</p> <p>12. Ensure the town is safe, <u>crime free</u> and enjoyable for all users</p>	To ensure that the Objectives help to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	West Mercia Police KCAAPP140 SOCG6

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KCAPMOD05	Page 13	Policy KCA.PFSD1: Presumption in Favour of Sustainable Development	Include the additional wording in Policy KCA.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 the objectives included in the Plan.	West Mercia Police SALPP251 SOCG6
KCAPMOD06	Page 16	Policy KCA.DPL2 Mixed Use Development	Include additional wording in the policy as follows: Community uses (including medical <u>and the emergency services</u>)	It is considered that emergency services are one of the uses that can contribute to supporting the vitality and viability of the town centre, and as such should be specifically listed.	West Mercia Police KCAAPP133 SOCG6
KCAPMOD07	Page 18	KCA.GPB1 Retail Development	Amend policy to read: “Limited retail growth, consisting of individual units of no larger than <u>280sq.m net</u> , will also be allowed...”	To clarify that the floorspace relates to the net retail floorspace and to reflect the wider threshold change from 250sqm to 280sqm	England and Lyle KCAAP72 Brook Green Estates SALPP121
KCAPMOD08	Page 22	KCA.GPB4 Edge-of-Centre and Out-of-Centre Retailing	Amend policy to read: “Proposals for further retail expansion, in excess of <u>280sq.m net</u> , in edge-of-centre...”	To clarify that the floorspace relates to the net retail floorspace and to reflect the wider threshold change from 250sqm to 280sqm	England and Lyle KCAAP72 Brook Green Estates SALPP121
KCAPMOD09	Page 24	KCA.GPB5 Employment Development	Under the Health and Education section of the policy, wording should now read:	Existing wording had mixed up use class codes to read C1 and D2 instead of C2 and D1.	WFDC (Officer)

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			"Subject to site specific policies, the following areas will be the focus for health and education development falling under the <u>C2 and D1</u> uses."		
KCAPMOD10	Page 25	Paragraph 5.44	<p>Include additional wording in paragraph 5.44 as follows:</p> <p>"Any new industrial development will need to consider the potential impact on ground water protection in the area. <u>Types of activities, drainage and building design</u> should be in line with the Environment Agency's Groundwater Protection <u>Principles</u> and Practice Guidance. <u>Tighter controls are likely to be required in line with this guidance, as the sites overlie a principal aquifer with a relatively shallow water table. The aquifer is of regional strategic importance in terms of water supply and the sites fall within close proximity (Inner, Outer and Total Source Protection Zone) of a public water supply source.</u>"</p>	To ensure that the water environment within the KCAAP area is protected and to improve the soundness of the plan.	Environment Agency KCAAPP96 SOCG3
KCAPMOD11	Page 28	Policy KCA.GPB6: Tourism Development	<p>Include additional wording in the policy as follows:</p> <p>'...Within these areas, development <u>which is demonstrated to create a safe, enjoyable and crime free environment will be supported.</u> Development for the following uses will be specifically encouraged:...'</p>	A reference in the policy is required to ensure that tourist related development is safe, enjoyable and crime free. It will help in ensuring that the KCAAP will deliver sustainable tourist related development from a social perspective, as required by paragraph 7 of the National Planning Policy Framework.	West Mercia Police KCAAPP134 SOCG6
KCAPMOD12	Page 30	KCA.GPB7 Leisure	Amend and restructure policy to read:	To be consistent with the National Planning Policy Framework which	Arrowcroft Service Ltd

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		Development	<p>Major new D2 leisure and multiple-unit A3 and A4 food and drink developments will be concentrated towards the waterside environments of the Western Gateway Area.</p> <p>Smaller scale Other leisure developments will be supported throughout the Primary Shopping Area <u>subject to these being in line with the site specific policies in Part B and the relevant policies in the Site Allocations and Policies DPD.</u></p> <p>Elsewhere in the KCAAP area, smaller scale proposals will be considered favourably subject to them meeting the broad objectives of the KCAAP.</p>	allows for main town centre uses to located in town centres, which are considered to be the Primary Shopping Area of the town.	KCAAP19
KCAPMOD13	Page 30/3 1	Policy KCA.GPB7 Leisure Development	<p>Include additional wording within the policy immediately before the Evening Economy section:</p> <p><u>"The enhancement of the Town Hall and its use as a multi-functional venue for the arts will be encouraged."</u></p>	To include support for the Town Hall improvements within the policy	The Theatres Trust KCAAPP36
KCAPMOD14	Page 30/3 1	Policy KCA.GPB7 Leisure Development	<p>The District Council will encourage developments that enhance the evening and night time leisure offer of the town centre. <u>A balanced mix of uses will be specifically encouraged, including late-night shopping, cafes, restaurants, bars, take-aways, clubs and cultural activities.</u></p> <p><u>No development should on its own, or cumulatively with other uses, create an unacceptable impact on neighbouring uses or the surrounding area by reasons</u></p>	To improve the soundness of the plan in respect to development of the evening economy. The proposed changes have been agreed with West Mercia Police as an appropriate approach to considering development that may impact on the evening economy and the services that are required to support this type of development. The inclusion of	West Mercia Police KCAAPP135 SOCG6

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			<p><u>of noise pollution, light pollution, anti-social behaviour, crime, disturbance or traffic.</u></p> <p><u>Developments should seek to ensure activity during the daytime to avoid the clustering of 'dead' frontages.</u></p> <p><u>Developments linked to the evening economy will be required to contribute towards public realm and infrastructure improvements in order to improve the sense of well being, safety and security within the town. Contributions to improving the public transport for the benefit of the evening economy will be particularly encouraged.</u></p> <p><u>Working in partnership with the Council and other stakeholders, owners and operators of evening economy related development will be expected to take part in active management measures to help the public and support the emergency services.</u></p> <p><u>Developments linked to the evening economy should also have specific regard to Policy KCA.UP1 and ensure that development incorporates 'Secured by Design Principles'</u></p> <p>Include additional wording to the Reasoned Justification for the policy as follows:</p> <p><u>Although the District Council wishes to enhance the evening economy of the town centre, it is important to</u></p>	<p>additional policy and reasoned justification is considered to be consistent with paragraphs 58 nd69 of the NPPF.</p>	

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			<p><u>ensure that new developments do not cause an unacceptable nuisance to neighbouring uses and the surrounding environment. Increased activity in the evening provides important additional natural surveillance and vitality to streets and spaces in the town. However, consideration must also be given for the potential of these uses to generate issues of anti-social behaviour, particularly but not exclusively in respect to pubs and bars. The District Council will look to work with West Mercia Police and the Wyre Forest Community Safety Partnership (WFCSP), as well as other town centre stakeholders, to tackle any issues of crime and anti-social behaviour that may arise from an increase in evening activity through public realm improvements, active management measures or new security infrastructure.</u></p> <p><u>The Kidderminster Town Team, established as a result of a recommendation from the Government commissioned Mary Portas's High Street Review, is a partnership of public and private stakeholders who work together and aim to produce innovative ideas about how to improve the town. Working with the Police and the Community Safety Partnership the Town Team will have a role in bringing forward anti-social behavior initiatives such as 'Pubwatch' and 'Best Bar None' schemes to help tackle anti-social behavior.</u></p>		

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			<u>The District Council will encourage the existing and new operators of evening orientated uses such as cafes, restaurants, bars, take-always, clubs and other cultural activities to work with the Town Team, WFCSP and the Police in managing the evening economy.</u>		
KCAPMOD15	Page 33	Paragraph 6.3, Adapting to and mitigating against Climate Change	<p>Insert additional paragraph after 6.3 as follows:</p> <p><u>“Worcestershire County Council have recently adopted the Waste Core Strategy for Worcestershire. This document forms part of the Development Plan for the District and therefore all proposals will need to have regard to its contents, and particularly Policy WCS17: Making provision for waste in all new development.”</u></p>	To reflect the recent adoption of a Waste Core Strategy for Worcestershire and to improve clarity between the two statutory documents that will manage development within the District.	Worcestershire County Council KCAAPP123 SOCG5
KCAPMOD16	Page 33	Paragraph 6.4 and 6.5	<p>Replace paragraph 6.4 and 6.5 with the following:</p> <p>Flood Risk is an important issue that affects the central area of Kidderminster. The Level 2 Strategic Flood Risk Assessment, undertaken by Royal Haskoning, identified that although the flood risk within the central area of Kidderminster has been reduced by the Kidderminster Flood Alleviation Scheme (FAS), should the FAS be breached or its design capacity exceeded then the flood hazard to the town is likely to be significant, due to the low lying nature of the town. In order to understand this risk further the Level 2 SFRA undertook an assessment of potential breaches and overtopping of the FAS and concluded that this needs to be factored into decision making when considering</p>		Environment Agency SOCG3

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			<p>the future development of the central area of Kidderminster. It is therefore considered important that a targeted flood risk policy is included within the Area Action Plan to help guide future development decisions.</p> <p><i>New Policy – Water Management</i></p> <p><i>All development that is considered to be at risk of flooding should demonstrate that it is safe by ensuring that:</i></p> <ul style="list-style-type: none"> - <i>Floor levels are situated above the 1% predicted plus climate change design flood level, incorporating an allowance for freeboard. Development should also consider in the design the risk from more extreme events. In certain instances where it is not feasible or practicable to set the floor levels then other forms of flood resilience and resistance techniques may be considered as a suitable alternative;</i> - <i>All development that includes overnight accommodation or an educational institution demonstrates a safe pedestrian access route is available during a 1% plus climate change design flood event, with regard to hazard risk assessment. In considering this regard should be given to the evidence in the Level 2 SFRA, including breach scenarios. All other</i> 		

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			<p><i>development should clarify available access and appropriate mitigation as part of a flood management plan;</i></p> <ul style="list-style-type: none"> - <i>Developments assess the availability of ;safe vehicular access ; during a flood event, its necessity for the development type and appropriate mitigation as part of a flood management plan;</i> - <i>Developments implement a flood management plan to manage the risk to the development itself and future users/occupiers during all flood events along with any remaining residual risks.</i> - <i>Developments are avoided within areas subject to Rapid Inundation from a dam breach as identified by the Level 2 SFRA</i> - <i>SUDS are included in all developments and are appropriate to the sensitive hydrological setting of Kidderminster;</i> - <i>Developments have regard to, and are in conformity with, the emerging Local Flood Risk Management Plan being prepared by Worcestershire County Council</i> <p>Reasoned Justification This policy should be read in conjunction with Core Strategy Policy CP02, Site Allocations and Policies Policy Sal.CC7 and Kidderminster Central Area Action Plan Policy KCA.UP6. Kidderminster town centre is affected by flood risk.</p>		

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			<p>The town is protected by a flood alleviation scheme (FAS) located upstream of the town centre, which consists of an earth dam and a concrete culvert which help form a flood storage area. However, the residual risk associated with any failure of this scheme needs to be understood and factored in to new development decisions. This policy, therefore, provides criteria for developers to consider when proposing development within areas identified as being at risk of flooding within the KCAAP area.</p> <p>The policy identifies the need for development proposed within flood risk areas to take account of a number of measures to ensure that the development is safe, and remains safe, in times of flood. This includes building protection, such as setting appropriate floor levels, providing flood resilience and resistance techniques, as well as ensuring that there is access and a flood management plan for people using these sites.</p> <p>The policy requires developers to provide a flood management plan so that information is available for the users / occupiers of a proposed development to ensure that they are aware of appropriate procedure in times of flood.</p> <p>When producing a Flood Management Plan for any development, the following information should be included:</p>		

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			<ul style="list-style-type: none"> • An identification of likely flood risk areas and sources • Details of evacuation routes • Important contacts, including floodline, emergency services, local authority information • Basic strategies for protecting property and assisting recovery • Details of key service cut off points (Electricity / Gas / Water) <p>Further information on producing a flood management plan can be found on the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx).</p> <p>Furthermore, in order to assist Developers in considering flood risk within Kidderminster the Environment agency and Wyre Forest District Council are proposing to produce a developer guidance note. This will include information on flood risk within the area and a pro-forma to assist Developers in producing a Flood Risk Assessment that meets the policy requirements. The guidance note will be based primarily on the information within the Level 2 Strategic Flood Risk Assessment, which should be considered in the first instance when looking at developing within the central area.</p> <p>Many of the potential redevelopment sites identified in</p>		

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			<p>Part B of this document are adjacent to or within flood zones 2 and 3 as identified by the Level 2 Strategic Flood Risk Assessment. Therefore, the issue of flood risk is particularly pertinent in the KCAAP area and new development must consider the location of more vulnerable uses (e.g. housing) within the lowest risk areas.</p> <p>In addition to flood risk, the former industrial nature of parts of the town centre means that there is high potential for contamination issues to arise. Where appropriate, ground and water contamination must be addressed as part of any redevelopment and suitable remediation measures taken. Part B of this document identifies sites where the risk is known to be particularly apparent and new development should be in line with the Environment Agency's Groundwater Protection Principles and Practice Guidance. The nature of the ground conditions and hydrogeological setting does not remove the requirement for SuDS. However developers will need to give careful consideration to the type of SuDS techniques used and their design in protecting the water environment.</p>		
KCAPMOD17	Page 33	Paragraph 6.6	<p>Include additional wording in paragraph 6.6 as follows:</p> <p>The former industrial nature of parts of the town centre means that there is high potential for contamination issues to arise. <u>Disturbance of any such contamination during re-development can mobilise pollutants and</u></p>	To ensure that the water environment within the KCAAP area is protected and to improve the soundness of the plan.	Environment Agency KCAAPP99 SO CG3

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			<p><u>adversely impact on the groundwater and the wider water environment including the rivers, canals and wetlands. The KCAAP area overlies a principal aquifer which is of strategic importance for water supply and the area falls within the Source Protection Zone of a public water supply borehole. The water table is relatively shallow, particularly within the Stour valley. It is therefore essential that Where appropriate ground and water contamination must be addressed as part of any redevelopment and suitable remediation measures taken. Part B of this document identifies sites where this risk is known to be particularly apparent; <u>however a desk study will be required for most sites to assess this potential</u> . New development should be in line with the Environment Agency's Groundwater Protection Policy and Practice Guidance (GP3).</u></p>		
KCAPMOD18	Page 39	Policy KCA.UP1: Urban Design Key Principles	<p>Include additional wording in Policy UP1 as follows: 'respect and <u>enhance</u> the blue and green infrastructure of the town centre...'</p>	<p>This would provide more positive wording in identifying opportunities through new development to achieve environmental gains for watercourses and the River Stour Valley such as: flood risk betterment; biodiversity; water quality, and in working towards the objectives of the Water Framework Directive.</p>	<p>Environment Agency KCAAPP106 SOCG3</p>
KCAPMOD19	Page 39	Urban Design and Place Making Objectives	<p>Include an additional bullet point in the objectives as follows:</p> <ul style="list-style-type: none"> • <u>Create a safe and secure environment which</u> 	<p>To ensure that the Objectives help to create safe and accessible environments where crime and disorder, and the fear of crime, do not</p>	<p>West Mercia Police KCAAPP141 SOCG6</p>

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			<u>reduces opportunities for crime and anti-social behaviour.</u>	undermine quality of life or community cohesion.	
KCAPMOD20	Page 40	Policy KCA.UP1	Amend criteria (i) "... enhances local <u>character and distinctiveness.</u> ". Amend criteria (l) "...green infrastructure <u>and heritage assets</u> of the town centre....".	To improve consistency with NPPF	English Heritage KCAAPP22 SOCG2
KCAPMOD21	Page 40	Policy KCA.UP1	Add the following wording to the end of criteria (J) as follows: <u>'...and consider the incorporation of fire safety measures.'</u>	To improve consistency with NPPF and to ensure that fire safety measures are considered in new developments.	West Mercia Police KCAAPP136 SOCG6
KCAPMOD22	Page 56	Heritage section para.7.73-7.80	Add in additional sentence at end of para. 7.8 & 7.22 as follows: <u>"It is also important to consider how any proposals will take account of and promote the surviving historic character of the townscape."</u>	To clarify inter-relationships between policies	English Heritage KCAAPP27 SOCG2
KCAPMOD23	Page 50	Policy KCA.UP5: Staffordshire and Worcestershire Canal	Include additional wording in Policy UP5 as follows: viii. Where appropriate, enhance the canal's <u>water environment and</u> role as part of the green infrastructure and biodiversity network."	To improve the effectiveness of the policy and to help meet the objectives of the Water Framework Directive.	Environment Agency KCAAPP108 SOCG3
KCAPMOD24	Page 50	Policy KCA.UP5 Staffordshire and	Replace criteria i of Policy KCA.UP5, with the following:	To improve the clarity of the document and to ensure that development not only improves natural surveillance and	West Mercia Police KCAAPP137

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		Worcestershire Canal	<u>(i) Create a safe, secure and crime free environment through providing active frontages, natural surveillance, incorporation of Secured by Design principles and supporting security infrastructure where necessary.</u>	active frontages along the canal but will also help deter crime and antisocial behaviour.	SOCG6
KCAPMOD25	Page 52	Policy KCA.UP6: River Stour	<p>Include additional wording in Policy UP6 as follows:</p> <p>New developments adjacent to the River Stour <u>should contribute to the improvement of the water environment by :</u></p> <p>i. <u>Providing</u> a positive relationship to the water's edge.</p> <p>ii. <u>Making</u> on-site improvements to the green infrastructure links.</p> <p>iii. <u>Enhancing</u> the biodiversity value of the river and riverside areas as part of a wildlife corridor.</p> <p>iv. <u>Improving the morphology of modified sections of the river, where appropriate, to recreate more natural conditions and better habitat (i.e. de-culverting, re-profiling and buffer strips).</u></p> <p>v. <u>Putting in place measures to protect and improve</u></p>	Due to the current condition of the River Stour and the UK's requirement to meet the objectives of the Water Framework Directive (WFD). Planning authorities have a duty under the WFD to take account of the River Basin Management Plans and can help deliver WFD objectives. This additional wording will strengthen that commitment to meeting the WFD objectives.	Environment Agency KCAAPP109 SOCG3

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			<p><u>water quality (including groundwater).</u></p> <p>vi. Providing flood risk betterment where practical.</p> <p>vii. Providing opportunities for promenading and interaction with the environment of the River Stour.</p> <p>Added Reasoned Justification:</p> <p><u>The River Stour is currently classified as poor ecological status and failing good chemical status, as reported in the Severn River Basin Management Plan. Two of the objectives of the Water Framework Directive (WFD) are: to prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters; and to achieve at least good status for all waters by 2015. Where this is not possible, and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027. New development should contribute towards improving the River Stour to assist the UK in meeting its objectives of the WFD.</u></p>		
KCAPMOD26	Page 54	Green Infrastructure Opportunities	<p>Insert additional green infrastructure objectives as follows:</p> <ul style="list-style-type: none"> • <u>Use green infrastructure to deliver attractive walking and cycling routes.</u> • <u>Enhance the role of green infrastructure in</u> 	To explain that the role of green infrastructure is wider than biodiversity alone.	Worcestershire County Council KCAAPP127 SOCG5

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			<u>adapting to and mitigating against the effects of climate change, particularly flood risk.</u>		
KCAPMOD27	Page 55. Para 7.68	Green Infrastructure Opportunities	Expand last sentence of paragraph 7.68 to read <u>"The links also offer promenading opportunities to link the British Sugar and Churchfields sites as well as offering opportunities to address the impacts of climate change including flood risk and the urban heat island effect, as well as promoting opportunities for sustainable transport. Developments along the Stour Valley will also provide opportunities to enhance the landscape and townscape along this corridor."</u>	To provide greater clarity in relation to the purpose and function of Green Infrastructure links, which will help to enhance the effectiveness of any proposals within this corridor.	Worcestershire County Council KCAAPP128 SOCG5
KCAPMOD28	Page 55, Para 7.70		Amend last sentence to read: Implementing measures such as street trees, green roofs and SuDS can all provide an enhancement <u>provide visual enhancement as well as benefits such as flood mitigation and amenity greenspace."</u>	To explain that the role of green infrastructure is wider than biodiversity alone.	Worcestershire County Council KCAAPP129 SOCG5
KCAPMOD29	Page 55, Para 7.71	Green Infrastructure Opportunities	Amend paragraph 7.71 to read: <u>"The area's existing parks and green spaces are also an important part of the wider green infrastructure network. They provide vital urban biodiversity habitats as well as recreational space, whilst helping to reduce the urban heat island effect. These spaces, together with the linear parts of the green infrastructure network provide important walking and cycling routes. These</u>	To explain that the role of green infrastructure is wider than biodiversity alone.	Worcestershire County Council KCAAPP130 SOCG5

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			spaces should be maintained and <u>connected where appropriate to enhance the green infrastructure network within the town.</u> ”		
KCAPMOD30	Page 58	Paragraph 8.1	Reproduce the map detailing the KCAAP Character Areas in Appendix C.	The map refers to the whole document and not just to Part B and therefore should be included with the other maps included at Appendix C	CPRE KCAAPP95
KCAPMOD31	Page 62	Paragraph 9.16	Include additional wording in Paragraph 9.16, as follows: ‘The Churchfields Masterplan sets out the priority areas for development contributions which includes off-site highways works, public transport and affordable housing. However, contributions will also be sought for other important infrastructure including education, drainage infrastructure, <u>emergency services and community facilities, where appropriate.</u>	To ensure that the document is consistent with changes proposed to Policy KCA.Ch2.	West Mercia Police KCAAPP139 SOCC6
KCAPMOD32	Page 63	Policy KCA.Ch2: Phase 1 – Grasmere Close	Include additional wording in Policy KCA.CH2, as follows: Policy KCA.CH2 Phase 1 – Grasmere Close The redevelopment of this area will be expected to include:	To help to meet concerns raised through representations and to ensure that the community element of this site (police post) is fully recognised.	West Mercia Police KCAAPP132 SOCC6

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			<ul style="list-style-type: none"> • C3 Dwelling House • <u>Community Uses (D1, including Police Post)</u> <p>Any new development on this site should:</p> <ol style="list-style-type: none"> 1. Provide a strong frontage along Stourbridge Road and Hurcott Road. 2. Provide active frontages and sense of enclosure to all roads within the site. 3. <u>Have regard to Policy SAL.DPL11 when considering any redevelopment involving the existing Police Post.</u> <p>Include additional Reasoned Justification as follows:</p> <p>9.21 <u>The Community Housing Group owns the site, which currently consists of maisonette blocks, tower blocks and a Police Post. It is proposed to redevelop the site with a scheme for more traditional houses. The redevelopment of the Maisonettes will provide up to 100 dwellings and will provide a more attractive environment.</u></p>		
KCAPMOD33	Page 72	Policy KCA.Ch7: Phase 4 – Crossely Park	<p>Include the additional wording in Policy KCA.Ch7, as follows:</p> <p><u>'New development should demonstrate appropriate remediation, building and drainage design in order to</u></p>	In order to ensure that any contaminated land and environmental constraints associated with this site are fully considered. This amendment will help to improve the effectiveness of the plan	Environment Agency KCAAPP100 SOCG3

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			<u>deal with any contaminated land and to protect the water environment.'</u>		
KCAPMOD34	Page 74	KCA.Ch8 Horsefair	Amend Policy KCA.Ch8, as follows: iv. "An improved public realm will be sought along Blackwell Street, including a new public space <u>and car parking.</u> "	To highlight the need to provide parking as part of any public realm improvements to Blackwell Street	Horsefair Traders Partnership KCAAPP31 & KCAPP64 Mr Amerjit Sidhu KCAAPP76
KCAPMOD35	Page 74	KCA.Ch8 Horsefair	Amend Policy KCA.Ch8, as follows: "The development does not exceed <u>280sq.m net</u> "	To clarify that the floorspace relates to the net retail floorspace and to reflect the wider threshold change from 250sqm to 280sqm	England and Lyle KCAAP72 Brook Green Estates SALPP121
KCAPMOD36	Page 77	KCA.EG1 Comberton Hill Area	Amend policy point i. to read: "Small scale retail (up to <u>280sq.m net</u>)"	To clarify that the floorspace relates to the net retail floorspace and to reflect the wider threshold change from 250sqm to 280sqm	England and Lyle KCAAP72 Brook Green Estates SALPP121
KCAPMOD37	Page 85	KCA.EG5 Phase 1: Bromsgrove Street Area	Revise the wording as follows: " <u>The District Council will aim to secure the comprehensive redevelopment of the Bromsgrove Street area as defined within this policy and the Plan</u> "	In light of the Local Housing Delivery Group's Viability Testing of Local Plans and the National Planning Policy Framework; the proposed rewording is intended to provided additional	WFDC (Officer)

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			<p><u>on page 88.</u></p> <p><u>Delete the following wording:</u></p> <p><u>Development proposals in any part of the area must demonstrate how the scheme complies with a wider masterplanning approach."</u></p>	clarification and flexibility in light of overall viability concerns emanating from the above documents. The Council is not intending to provide a wider masterplan for the Eastern Gateway and therefore this requirement is considered overly onerous and lacks sufficient clarity/certainty.	
KCAPMOD38	Page 89	Paragraph 10.34	<p>Remove the following wording:</p> <p>"This site will require a comprehensive redevelopment to provide modern units that retail operators will be attracted to."</p> <p>And replace with</p> <p><u>"Ideally the defined site will be considered comprehensively to incorporate the premises fronting Worcester Street and land to the rear and applicants will be expected to demonstrate that they have fully explored this potential to the satisfaction of the LPA. At the very least proposals will be expected to maintain and enhance the existing links between Worcester Street and Bromsgrove Street."</u></p>	In light of the Local Housing Delivery Group's Viability Testing of Local Plans and the National Planning Policy Framework; it is considered that the viability of the sites development should not be compromised by requiring a comprehensive approach.	WFDC (Officer)
KCAPMOD39	Page 89	KCA.EG6 Phase 2 - Worcester	<p>Amend the title to read</p> <p>Worcester Street Retail Development</p>	The current wording ref to retail is inconsistent with the mix of uses promoted for the site which is in itself	WFDC (Officer)

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation /Statement of Common Ground (If Applicable)
		Street Retail Development	Remove the following wording from policy: <u>"ii. Seek to provide a comprehensive approach to the redevelopment of the area."</u>	recognition of the changing nature of Worcester Street in terms of shopping frontage. In light of the Local Housing Delivery Group's Viability Testing of Local Plans and the National Planning Policy Framework; it is considered that the viability of the sites development should be enhanced through providing additional flexibility with appropriate safeguards	
KCAPMOD40	Page 90	Paragraph 10.37	Remove the following wording: "...and an ambition for this site is to provide a new 'street' that would provide clear access." And replace with: <u>At the very least proposals will be expected to maintain and enhance the existing links between Worcester Street and Bromsgrove Street."</u>	Wording is too prescriptive in terms of a solution to improving connectivity and is questionable in terms of its viability. Instead suggest revised wording to RJ to refer to maintenance and enhancement of existing links (see Para 10.34 changes)	WFDC (Officer)
KCAPMOD41	Page 91	KCA.EG7 Phase 3 – Lion Street	Revise the following wording from policy: <u>"Development proposals in any part of the area will be expected to consider how the scheme relates positively to the wider setting of the 'Eastern Gateway'."</u>	In light of the Local Housing Delivery Group's Viability Testing of Local Plans and the National Planning Policy Framework; The Council is not intending to provide a wider masterplan for the Eastern Gateway and therefore this requirement is	WFDC (Officer)

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation /Statement of Common Ground (If Applicable)
				considered overly onerous and lacks sufficient clarity/ certainty	
KCAPMOD42	Page 93	KCA.EG8 Waterloo Street Area	Amend policy to read: "A1-A5 Retail (not exceeding <u>280sq.m net</u>)"	To clarify that the floorspace relates to the net retail floorspace and to reflect the wider threshold change from 250sqm to 280sqm	England and Lyle KCAAP72 Brook Green Estates SALPP121
KCAPMOD43	Page 107 and Page 126	Policy KCA.CW1: Castle Wharf and Policy KCA.HP4: Bus Depot	Include an additional paragraph in the policy, as follows: x. <u>Take full account of the Groundwater Source Protection Zone that exists within this area, in safeguarding groundwater supply.</u> Added Reasoned Justification: <u>The site sits on a Groundwater Source Protection Area (SPZ1 and 2). SPZ1 is the inner zone and is highly sensitive to land use / contamination. Therefore the type of development and activities that can take place within this zone need to have full regard to the Environment Agency's Groundwater Protection: Policy and Practice (GP3) document. In addition to control of land use, drainage and building design (i.e. foundations), tight control of the investigation and remediation of any land contamination issues would</u>	As identified in the representation there is currently limited reference to the areas sensitive hydrogeological setting. There are likely to be restrictions for new development on the drainage, building designs (foundations) and land uses. Therefore, it is considered that the additional wording is appropriate for the policy and would improve the soundness of the Plan.	Environment Agency KCAAPP101 KCAAPP105 SOCG3

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation /Statement of Common Ground (If Applicable)
			also be required within this location.		
KCAPMOD44	Page 112	KCA.MS1 Mill Street Mixed Use Area	Amend policy point 1. To read: "The development does not exceed <u>280sq.m net</u> "	To clarify that the floorspace relates to the net retail floorspace and to reflect the wider threshold change from 250sqm to 280sqm	England and Lyle KCAAP72 Brook Green Estates SALPP121
KCAPMOD45	Page 119	Policy KCA.HP1 Heritage Processions Area	Include additional wording in Policy HP1 as follows: <u>New development should incorporate appropriate remediation, building and drainage design in order to deal with any contaminated land and to protect the water environment.</u>	Within this area there is high potential for ground/water contamination issues. Therefore, it is considered that the additional wording is appropriate for the policy and would improve the soundness of the Plan.	Environment Agency KCAAPP102 SOCG3
KCAPMOD46	Page 124	Policy KCA.HP3: Green Street Depot	Include additional wording in Policy HP3 as follows: <u>vi. Take full account of the Groundwater Source Protection Zone that exists within this area, in safeguarding groundwater supply.</u> Include additional wording at Paragraph 15.18: <u>In addition to control of land use, drainage and building design (i.e. foundations), tight control of the investigation and remediation of any land contamination issues would also be required within this</u>	To improve the clarity and consistency within the document.	Environment Agency KCAAPP104 SOCG3

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation /Statement of Common Ground (If Applicable)
			location.		
KCAPMOD47		Policy KCA.HP4: Bus Depot	<p>Include an additional paragraph in the policy, as follows:</p> <p>x. <u>Take full account of the Groundwater Source Protection Zone that exists within this area, in safeguarding groundwater supply.</u></p> <p>Added Reasoned Justification:</p> <p><u>The site sits on a Groundwater Source Protection Area (SPZ1 and 2). SPZ1 is the inner zone and is highly sensitive to land use / contamination. Therefore the type of development and activities that can take place within this zone need to have full regard to the Environment Agency's Groundwater Protection: Policy and Practice (GP3) document. In addition to control of land use, drainage and building design (i.e. foundations), tight control of the investigation and remediation of any land contamination issues would also be required within this location.</u></p>	To improve the clarity and consistency within the document.	Environment Agency KCAAPP105 SOCC3
KCAPMOD48	Page 128/ 129	Monitoring and Implementation Framework	Expand 'Relevant Core Strategy Policies' table and 'Relevant policies from Site Allocations and Policies DPD' table to incorporate all KCAAP policies.	To provide consistency within cross-referencing to Core Strategy and Site Allocations and Policies DPDs.	Worcestershire County Council KCAAPP126 SOCC5
KCAPMOD49	Page 133	Jargon Guide	Include the term SSSI within the Jargon Guide between ReWyre Initiative and Stourport Road Employment Corridor as follows:	Term is used within the DPD and not currently included within Jargon Guide.	Natural England KCAAPP118

Modification Number	Page	Policy / Section	Proposed Change	Reason for Change	Relevant Representation /Statement of Common Ground (If Applicable)
			<u>"Site of Special Scientific Interest (SSSI) - a specifically defined area within which protection is afforded to ecological or geological features. Sites are officially notified by Natural England."</u>		
KCAPMOD50	Page 133	Jargon Guide	<p>Amend the definition of "Previously Developed Land (PDL) to read as follows:</p> <p><u>"Land which is, or was occupied by a permanent structure, including the cartilage 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 previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time."</u></p>	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 law/PINs decisions emerge.	Mr Robert Watkins SALPP47