

Our Local Plan 2016-2036

Pre-submission Publication

- This Pre-submission consultation is your final chance to have your say before the Local Plan is submitted to the Planning Inspector who will examine the plan.
- The government is clear that local authorities are expected to have up-to-date plans in place to guide development within their area to plan for the infrastructure, homes and jobs that our residents need.
- Having an up-to-date Local Plan means that we retain control over where development should be located rather than it being delivered in an ad hoc way as a result of speculative development.

The Local Plan Review Process

What stage are we at in the document's production?

Issues and Options Consultation
September – October 2015

Preferred Options Consultation
June – August 2017

We
are
here

Pre-Submission Publication Consultation
November – December 2018

Submission
August 2019

Examination of the Local Plan
This will be subject to the Planning Inspector's timetable
September – December 2019

Inspector's Report
January 2020

Local Plan Adopted
February 2020



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Housing



- Wyre Forest District Council needs to ensure that there are enough homes in the district for ourselves, our children and grandchildren.
- There are not enough brownfield sites to meet the demand for new homes; this means that there is no option but to include sites in the Green Belt.
- On sites of ten homes or more there will be a minimum of 25% affordable housing.
- The council is allocating around 15% more homes than required; this is to allow for sites not coming forward and being developed.
- The number of homes required has been calculated using the Government’s new standardised methodology for calculating housing need.

How many houses do we need?

Type of Development	Number of homes required up to 2036	Annual requirement
Total homes	5520	276
Care/nursing homes (C2)	487 bed spaces	Not applicable



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Employment

- Growing the local economy is essential for the district. To achieve sustainable growth we need to create opportunities for people to work. We therefore need to ensure that the right amount of employment land is available to attract business to the district and to enable existing businesses to grow.
- At least 29 hectares of employment land will be brought forward in the district during the plan period up to 2036 to ensure that business needs can be met.
- More jobs are needed in the district to offer employment opportunities for future generations and to encourage people to live and work in the area without the need to travel long distances.

Table of allocated employment sites over one hectare in size

(all sites allocated that are 1 hectare or smaller can be found in the Local Plan).

Site	Size in hectares
SDF Stourport Road	4.30
British Sugar Phase 2	2.96
British Sugar Plot D	1.84
Romwire Stourport Road	5.00
Adjacent to Easter Park	2.53
VOSA Worcester Road	1.72
Former clubhouse at golf course Stourport-on-Severn	1.05
Lea Castle	7.00



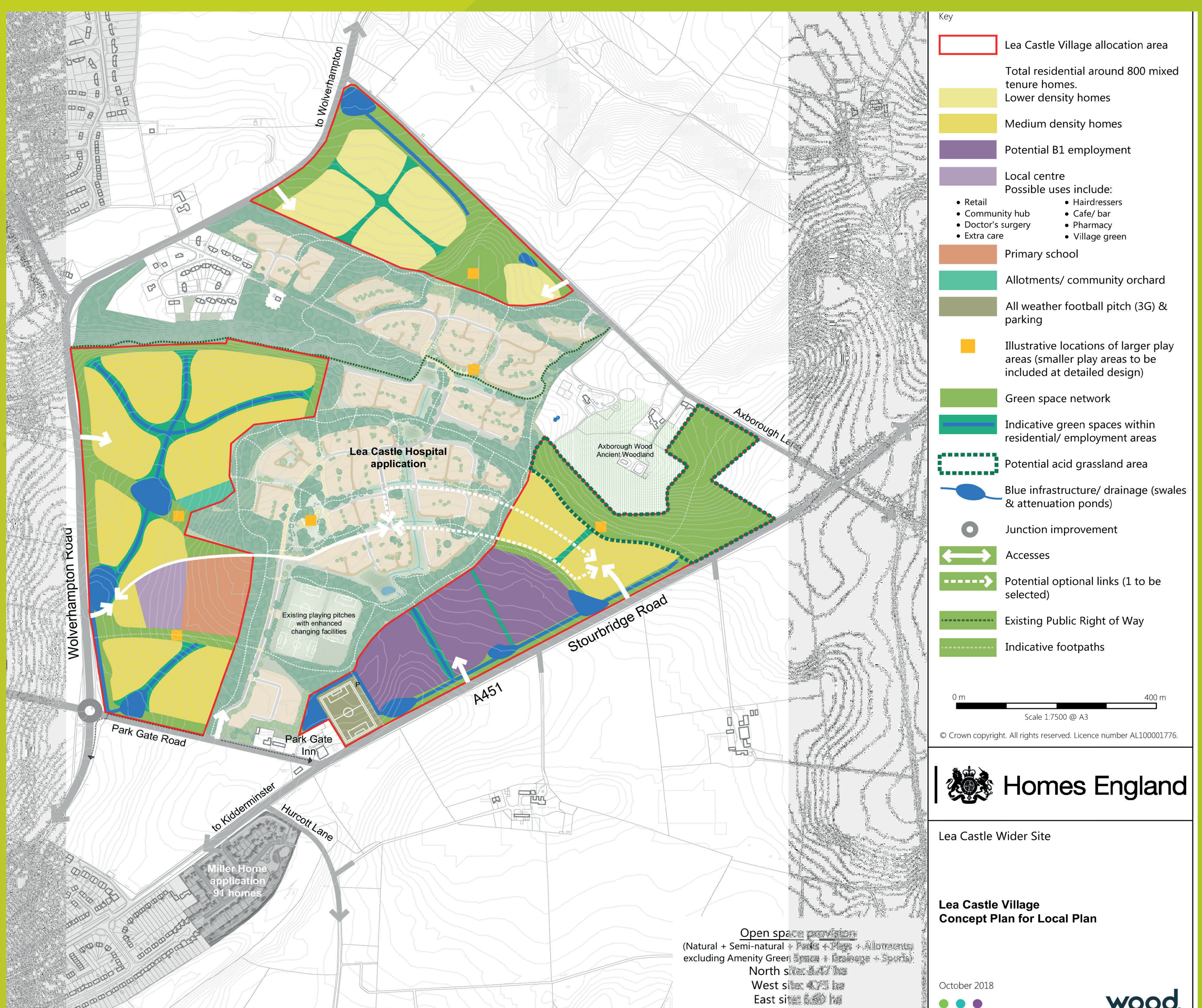
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Lea Castle Village



- Lea Castle Village is centred on the former hospital site in a woodland/landscape setting.
- The vision is to create a new sustainable village with enough housing to generate a new village centre with its own local shop, primary school and a potential GP surgery in order for the development to provide for the needs of the new community.
- The development would provide around 1400 new homes with a mix of types, sizes and tenures, with some affordable housing; together with transport improvements and pedestrian and cycle links.
- The development would also provide land for light industrial employment uses (7 hectares), and new and upgraded sports pitches, including an artificial sports pitch.
- The development would retain existing woodland and hedgerow (except where access is required) and the provision of allotments or a community orchard.



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Kidderminster Eastern Extension



- Overall vision is to create an attractive mixed tenure residential development offering high quality homes to meet local needs set within an extensive area of green space which is readily accessible to everyone in the area; a place where people want to live.
- Delivery of 1400 new homes, a community hub to include a primary school, retail provision and a community facility to accommodate a meeting room, cafe and potentially a GP surgery.
- The development proposal offers the opportunity to provide extensive public access to woodland and green corridors where currently there is little access.
- Part of the development will be a revised junction at Husum Way to incorporate a roundabout.

KEY	
	SITE BOUNDARY 86.24 HECTARES 213.10 ACRES
	PROPOSED RESIDENTIAL DEVELOPMENT PARCELS NDA 35.041 HA / 86.58 ACRES CIRCA 1400 DWELLINGS (40DPH)
	COMMUNITY HUB (WITH PROVISION OF A PRIMARY SCHOOL) 3 HA / 7.41 ACRES
	PUBLIC OPEN SPACE
	PRIMARY MOVEMENT (VEHICULAR AND PEDESTRIAN)
	EXISTING PUBLIC RIGHT OF WAY
	EXISTING VEGETATION
	NEWLY PROPOSED GREEN BELT BOUNDARY

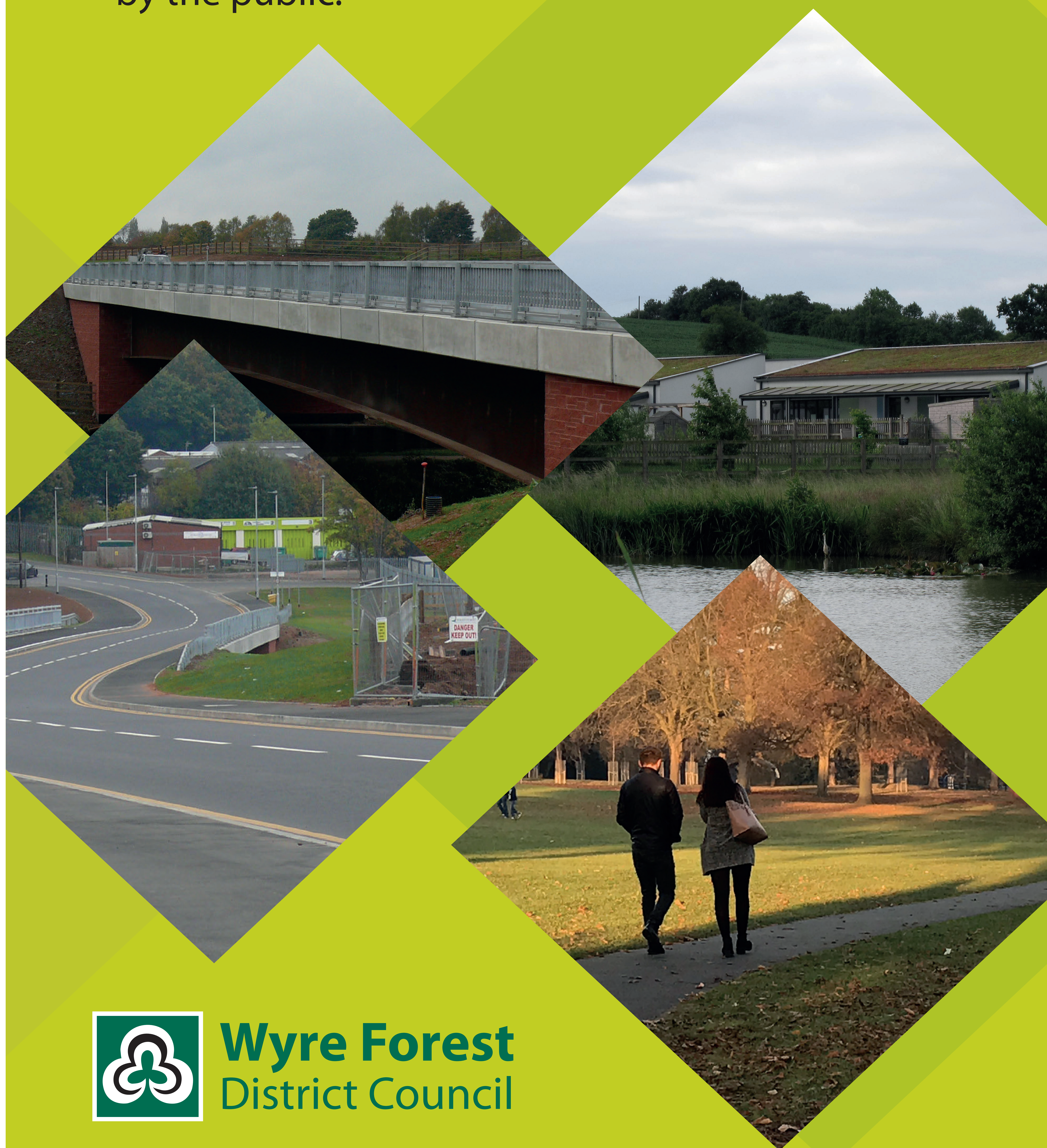


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Infrastructure and Transport



- New housing requires appropriate infrastructure to deliver a place in which we all want to live.
- Infrastructure needs include education, healthcare facilities, shops and transport such as road, rail, bus, walking and cycling; all of which have been considered.
- New infrastructure is needed to serve both existing and new communities.
- Lea Castle Village and Kidderminster Eastern Extension will be served by two new primary schools.
- All greenfield sites exceeding 1 hectare will be expected to provide 40% green space accessible by the public.



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Next Steps



How to comment:

- This consultation is different to previous consultations on the Local Plan. The purpose of this consultation is to allow you to comment on the soundness and legal compliance of the plan.
- Any comments you make at this stage in the process cannot remain anonymous, but details will only be used in relation to the Wyre Forest District Local Plan Review. Your response will be made available to view as part of the examination process.
- **We will only accept responses submitted on the consultation response form. Consultation response forms must be returned to us by 5pm on Monday 17 December 2018. No late responses will be accepted.**

Consultation responses can be submitted in the following ways:

- Via the online portal:
www.wyreforestdc.gov.uk/localplanreview
- By downloading the consultation response form from our website:
www.wyreforestdc.gov.uk/localplanreview
- By collecting a consultation response form from:
 - The Customer Service Centre, Town Hall, Vicar Street, Kidderminster, DY10 1DB.
 - Main reception at Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.
- Consultation response forms should be emailed to: **LPR@wyreforestdc.gov.uk** or posted back to Planning Policy Team, Wyre Forest DC, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.



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