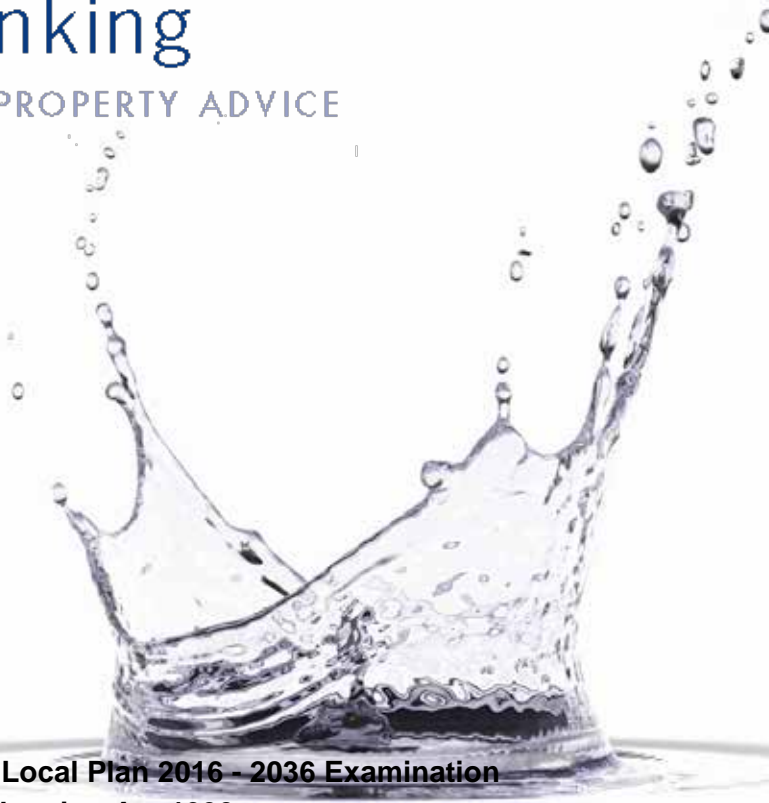


# clearthinking

COMMERCIAL PROPERTY ADVICE



**Wyre Forest District Local Plan 2016 - 2036 Examination  
Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
Localism Act 2011**

---

**Hearing Statement  
Matter 6(ii): Other Allocations for Housing and Mixed Uses; Reserved Housing Sites -  
Stourport on Severn**

**On Behalf Of:  
Barratt Homes West Midlands (ID 929261)**

**Prepared By:**  
Simon Hawley BA (Hons) MA MRTPI  
Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP  
Telephone: 0121 455 9455 Facsimile: 0121 455 6595 E-mail: [simon.hawley@harrislamb.com](mailto:simon.hawley@harrislamb.com)

Job Ref: P1201

Date: November 2020

## **CONTENTS**

- 1.0 MATTER 6(ii): OTHER ALLOCATIONS FOR HOUSING AND MIXED USES; RESERVED HOUSING SITES, STOURPORT ON SEVERN**

**1.0 MATTER 6(ii): OTHER ALLOCATIONS FOR HOUSING AND MIXED USES; RESERVED HOUSING SITES, STOURPORT ON SEVERN**

1.1 This Hearing Statement has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Barratt Homes West Midlands (“**Barratt Homes**”) in response to the Inspector’s Matter 6 questions. The Inspector’s questions are set out below, alongside Barratt Home’s response.

***Q6.1 Is the selection of the other site allocations in each of the identified areas based on an adequate assessment of all potential sites, including sustainability appraisal and assessment of their roles in serving Green Belt purposes? In particular:***

***a) have the assessments used suitable methodologies and applied them consistently?***

***b) is it clear why the Council has decided to allocate the specific sites and not others?***

***c) is the proposed development of each of the allocated sites consistent with the Plan’s vision, aim and objectives and with national planning policy?***

1.2 It is our view that the site selection process is suitable and has been applied consistently. The Housing and Economic Land Availability Assessment 2019 Update (HOU04) (“**HELAA**”) identifies and reviews a variety of different development opportunities. The Green Belt Topic Paper (ED20) assesses the contribution that the proposed Green Belt allocations make towards the purposes of the Green Belt and helps inform the site selection process. The Site Selection Paper (SSP01) clearly explains how sites have been selected for allocation in the emerging Plan, drawing together the wider evidence base.

1.3 Barratt Homes control and are promoting proposed residential allocation AKR/14 - Pearl Lane Areley Kings, Stourport on Severn. The HELAA and

Site Selection Paper confirmed that there are no constraints to the development of this site. Unlike a number of the proposed allocations included within the emerging Plan it is not located within the Green Belt. The Site Selection Paper advises that there is Aquafer Protection Zone in the southern section of the site and Public Footpath 530 crosses the site from east to west. The aquafer and public footpath can be incorporated into the development.

1.4 The Site Selection Paper confirms that the site comprises open fields that are well contained by hedges/trees meaning that views in and out of the site are limited. There is 'good' vehicular access and public transport access. There is 'reasonable' access to local facilities. The site is considered to be a suitable location for development. It is advised that it is deliverable post 2021 for "up to 250 dwellings". As explained in the response to Q6.2 (i) the site is capable of delivering significantly more development than this.

1.5 The allocation of this site will assist in delivering the 'Vision' and 'Aims and Objectives' of the emerging Plan. These include:-

- Encouraging the long term sustainable development of Wyre Forest and its communities (Objective 1). The proposed development will result in sustainable urban extension to Stourport-on-Severn, the second largest settlement within the District, helping to meet the housing needs of the town.
- It will help address the key challenges facing the District in terms of housing delivery (Objective 2). It will provide a significant quantum of market and affordable housing.
- It will address housing needs in order that existing and future residents housing requirements are met (Objective 3).
- It will generate employment opportunities, a significant number of jobs will be created through the development of the site (Objective 4). In

addition residents of the development will use local services and facilities.

- It will maximise the opportunity to include Green Infrastructure as part of a high quality development (Objective 7). 40% Green Infrastructure will be provided in accordance with the provisions of emerging Local Plan Policy 14 – Strategic Green Infrastructure.
- The development will help improve connectivity and sustainable transport (Objective 10). The development of the site will upgrade the existing public footpath that crosses the site and include a new pedestrian link to bus stops within the vicinity of the site.

***Q6.2 (i) Are the specific requirements for development of the sites justified, consistent with national planning policy, and likely to be effective? Do they make sound provisions for the number and types of dwellings, mixed uses and other needs, air quality, noise and flood protection, infrastructure requirements including green and blue infrastructure, and protection and enhancement of the natural and historic environment?***

1.6 Policy 33 – Stourport-on-Severn Site Allocations, advises that the proposed allocation AKR/14 – Pearl Lane, Areley Kings, is capable of providing 250 dwellings on a site that is 15.09 hectares in size. On the basis that 40% of the site will be provided as Green Infrastructure, in accordance with provisions of Policy 14 – Strategic Green Infrastructure, this would result in a residual net developable area of 9.1 hectares. Based on this site area in order to provide 250 dwellings on site, the development would only achieve a net density of 27 dph. Policy 8a – Housing Density and Mix, advises that it is anticipated that new greenfield developments in town centres (it is understood that the reference to ‘town centres’ includes the urban area as whole’) will have an average density of 35 dph.

1.7 Policy 33.5 – Pearl Lane AKR/14, confirms that the site is allocated for residential development. The supporting text states that the development

capacity “may be limited to 250 dwellings by the ability of the Local Schools to absorb the additional pupil numbers. Evidence of a Roman Villa has been discovered on the northern part of the site. This may have an impact upon the developable area”.

- 1.8 Barratt Homes are currently in the process of preparing a ‘full’ planning application for the site. As part of this process a number of pre-application meetings have taken place. Through this process it has been established that local school capacity is not a constraint to the development of the site. A contribution is required for primary school provision, which is not contested by Barratt Homes. In addition, archaeology work has been undertaken in respect of the potential Roman Villa referred to in policy supporting text. It has been established that this is not a constraint to development. Archaeological work has been undertaken in support of the application that confirms that there is not a Roman Villa on site. This has been confirmed through the pre-application process.
- 1.9 The most recent layout plan for the sites confirms that a total of 331 dwellings can be provided alongside supporting infrastructure. It is, therefore, our view that the policy should be amended to reflect the true capacity of the site.
- 1.10 In terms of the site’s development requirements as detailed in Policy AKR/14 we have the following comments:-
- Point 1 - The policy refers to the access being taken from Pearl Lane. During the pre-application discussions it has been proposed that access should be taken from both Pearl Lane and Dunley Road. It is understood that this approach is supported by Officers.
  - Point 4 – The preferred location for the public open space within the site has been discussed during the pre-application process. The areas of public open space will be located on the higher and more sensitive parts of the site, as well as being used to create separation between the

development cells. It is therefore suggested that point 4 of the policy should be reworded to read that “open space should be positioned on the site to ensure a high quality development with Green Infrastructure throughout”.

- Point 6 - It is unnecessary for the policy to specify that a 10 metre buffer will be required alongside the Blackstone to Astley aqueduct, which runs north to south through the site. The appropriate treatment of the aqueduct will be established through the planning application process. It may not be necessary for a 10 metre buffer to be provided either side of the aqueduct.
- Point 7 – requires the opportunity to open up the spring fed water course which runs through the site to be investigated. This has been considered as part of the pre-application process for the forthcoming application and it is not possible. The water course is located substantially below ground level and engineering the site to a point where the culvert is visible will result in significant unnecessary earth movements, notably affecting for landform surrounding it, and detract from the development as a whole generally. The opening up of any culvert would require banks of 1:3 or less and could neutralise large areas of open space. The topography along the route of the existing culvert is around 1:40, therefore any open waterbody will have to follow these contours and may lead to high water velocities and increased risk to human health. It has been agreed through the pre-application process that the culvert should not be opened up. This should be reflected in the policy.
- Point 9 – The relationship of the proposed development to Pearl Lane has been discussed through the pre-application process. It has been agreed that whilst it would be appropriate for the development to front onto Pearl Lane in certain areas, this is not necessary along its existing edge. Existing residential development fronts onto the eastern side of Pearl Lane. Having residential development mirroring it has potential to create a corridor like effect along Pearl Lane which would be

unattractive. It would also result in a significant proportion of existing trees along the edge of Pearl Lane being removed. Barratt would like to retain better quality trees in this location to add to the character of the development.

***(ii) Should provision be made for Gypsy and Traveller accommodation on any of the sites, subject to identified need?***

1.11 No comment.

***(iii) Are the policies clearly written and unambiguous?***

1.12 Policy 33 - Stourport-on-Severn Site Allocations, is clearly written and unambiguous. However, as referred to above, it is our view that it would be beneficial for the policy to refer to approximately 331 dwellings being delivered on site, as opposed to 250.

1.13 Whilst we are generally supportive of Policy 33.5 we are of the view that the development criteria listed in the policy should be amended to introduce additional flexibility and reflect the pre-application discussions that have taken place with the Local Authority.

***Q6.3 Is each of the allocated sites viable and likely to be delivered within the expected timescale? Does the evidence, including any up-to-date information, support the housing trajectory for the individual sites?***

1.14 The Pearl Lane allocation (AKR14) is in the control of Barratt Homes, a house builder, and is readily deliverable. Barratt Homes are currently in the process of preparing a full planning application for the development of this site which is expected to be submitted in December 2020. Barratt Homes anticipate first completions will take place within 12 to 18 months of the grant of planning permission. The entire site should be built out within a two to



three year period subject to market conditions. It is, therefore, envisaged that the site will deliver quickly.

- 1.15 The development of the site is viable. Barratt Homes expect the scheme to provide all required planning obligations.

***Q6.4 Regarding the changes to the Use Classes Order in September 2020, are any modifications required for the soundness of the allocation policies?***

- 1.16 No comment.

***Q6.5 Taking account of the specific characteristics of the allocation sites that are currently within the Green Belt, are there exceptional circumstances that justify the proposed alterations to the Green Belt boundary?***

- 1.17 No comment.

***Q6.6 (i) With reference to Policy 7B for the reserved housing sites (a-d) that are defined as Areas of Development Restraint in the adopted development plan, is there adequate justification for not releasing them for development in this Plan, while removing other sites from the Green Belt for development during the Plan period?***

- 1.18 No comment.

***(ii) Is there adequate justification for the identification of Lawnswood, Cookley (Policy 7B(e)) as a reserved housing site?***

- 1.19 No comment.

***(iii) Are Policy 7B and the reasoned justification in paragraphs 7.17-7.21 consistent with one another and with national planning policy on safeguarded land?***

1.20 No comment.

# clearthinking

COMMERCIAL PROPERTY ADVICE



BUILDING  
CONSULTANCY



COMMERCIAL  
INDUSTRIAL AGENCY



CORPORATE  
SUPPORT



DEVELOPMENT AND  
RESIDENTIAL LAND



ENVIRONMENTAL  
CONSULTANCY



INVESTMENT



LEASE  
ADVISORY



LICENSED AND  
LEISURE



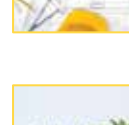
PLANNING



PROPERTY  
MANAGEMENT



RATING



RECEIVERSHIP  
AND RECOVERIES



RETAIL, LEISURE  
AND ROADSIDE



VALUATION