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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**

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**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)**

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**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/20 Carpets of Worth. The site is a brownfield site that is identified as

being capable of delivering in the region of 110 dwellings by the emerging Plan. The site is vacant and largely cleared of development, with three buildings remaining. The HELAA confirms that there are listed and locally listed buildings within the vicinity of the site and part of the site falls within a Conservation Area. A small proportion of the site falls within the Flood Zones 2 and 3, however, this can be excluded from the net developable area. It is also confirmed that the site has previously benefitted from outline planning permission for the development of 159 dwellings, retail, employment, hotel and leisure use. The site is allocated for development in the adopted Wyre Forest Site Allocations and Policies Local Plan (July 2013). It is expected to deliver housing within the first 5 years of the emerging Plan period.

- 1.4 We are of view that the Council's evidence base documents correctly assess the development potential of this site. Barratt have submitted a full planning application proposing the development of 129 dwellings on the site (20/0892/FUL). The application was registered by the Council on 2<sup>nd</sup> November 2020 and awaits determination. Prior to its submission extensive pre-application discussions were held with Officers and the submission reflects the outcome of the pre-application work.

***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?***

- 1.5 We support the identification of site AKR/20 – Carpets of Worth, as a residential allocation in Policy 33. The capacity of the site identified by the policy is indicatively 110 dwellings. The full planning application currently being considered by the Local Authority proposes a development of 129 dwellings. To date there has been no concern expressed by the Case Officer

or the statutory consultees about the quantum of housing proposed. It is our view that it would be appropriate for the policy to be amended to reflect the capacity of the site identified by the current planning application.

1.6 Policy 33.7 – Former Carpets of Worth AKR/20, sets out a series of criteria designed to guide the development of the site. We are of the view that two of these criteria should be amended:

- Criteria 1 – The policy makes reference to the potential for the development of a community facility and a riverside footpath and green corridor on the site. The riverside footpath and green corridor can be accommodated on the site and are reflected in the current planning application. However, no demand for a community facility in this location has been identified. The site is located on the edge of Stourport town centre where there are a number of community facilities. It has not been requested that a community facility is provided on site as part of the pre-application process. The reference to a potential requirement for a community facility should be removed.
  
- Criteria 3 – Reference is made to retaining and repairing the Gatehouse and/ or White House. The retention of these buildings has not been requested by Officers through the pre-application process. These buildings are not shown as being retained by the current planning application. The Conservation Officer’s response to the application (Peter Bassett – 24/11/2020) has no objection to the removal of these buildings. In addition, retaining and converting these buildings would negatively impact on the development’s viability. This criteria should be removed from the policy

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

1.7 No comment.

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

- 1.8 Policy 33.7 – Former Carpets of Worth AKR/20, is clearly written. However, as referred to in our response to Q6.2(i) we are of the view that two of the criteria in the policy should be amended.
- 1.9 Policy 33 ‘Stourport-on-Severn Site Allocations’, is clearly written and unambiguous. However, Table 33.0.1 should be amended to refer to the indicative capacity of proposed allocation AKR/20 – Carpets of Worth, as 129 dwellings.

***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?***

- 1.10 There are viability concerns associated with proposed allocation AKR/20 – Former Carpets of Worth. A viability report has been submitted with planning application 20/0892/FUL explaining why the full quantum of affordable housing cannot be provided on site. It is understood that the conclusions of the viability report are supported by the Local Authority. The scheme is deliverable, but with a reduced planning obligation package.
- 1.11 In terms of the housing trajectory the site is controlled by a house builder. A full planning application has been submitted and it is Barratt Homes intention to start on site as soon as possible. It is envisaged that a start on site will be made within 1 year of granted planning permission, and the entirety of the development can be completed in approximately 18 months once development commences.

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

1.12 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?***

1.13 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?***

1.14 No comment.

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

1.15 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?***

1.16 No comment.

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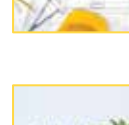
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