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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 10 - Design, conservation and enhancement of the natural and historic environment, green infrastructure, provision of community facilities, open space and recreation; water management**

**On Behalf Of:  
Taylor Wimpey West Midlands (ID 1126171)**

**Prepared By:**  
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- 1.0 MATTER 10 - DESIGN, CONSERVATION AND ENHANCEMENT OF THE NATURAL AND HISTORIC ENVIRONMENT, GREEN INFRASTRUCTURE, PROVISION OF COMMUNITY FACILITIES, OPEN SPACE AND RECREATION; WATER MANAGEMENT**

**1.0 MATTER 10 – DESIGN, CONSERVATION AND ENHANCEMENT OF THE NATURAL AND HISTORIC ENVIRONMENT, GREEN INFRASTRUCTURE, PROVISION OF COMMUNITY FACILITIES, OPEN SPACE AND RECREATION; WATER MANAGEMENT**

1.1 This Hearing Statement has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) on behalf of Taylor Wimpey West Midlands (“**Taylor Wimpey**”) in response to the Inspector’s Matter 10 questions. The Inspector’s questions are set out below, alongside Taylor Wimpey’s response.

***Q10.1 Does the Plan as a whole set out a clear design vision and expectations to create and protect distinctive places, including provision for inclusive design and accessible environments?***

1.2 No comment.

***Q10.2 Are the policies on conservation and enhancement of the natural and historic environments clearly expressed, consistent with national planning policy and deliverable?***

1.3 No comment.

***Q10.3 (i) Are the requirements laid down by Policy 14 justified, effective and consistent with national planning policy? (ii) Is it clear what lies within the scope of green infrastructure, including on brownfield sites? (iii) How does the designation of Natural Space on the Policies Map relate to Policy 14 and other policies in the Plan? (iv) Taken together, what modifications may be necessary for Policies 14, 20B and 20C to provide clear, consistent and justified requirements for the protection and provision of green infrastructure, open space and for outdoor sports facilities in residential developments?***

1.4 Part B of Policy 14 - Strategic Green Infrastructure, advises that greenfield sites of 1 hectare or more should provide 40% Green Infrastructure and

greenfield sites of less than 1 hectare but more than 0.2 hectares, should provide 20% Green Infrastructure. Whilst we have no particular objections to this approach in principle, the requirements of Policy 14 are inflexible and are not entirely compatible with the aspirations for the development of the proposed residential allocations set out in Chapters 30 to 34 of the Plan.

- 1.5 For example, proposed allocation MI/38 - School Site, Coniston Crescent, is expected to provide 115 dwellings on 3.64 hectares of land. This requirement is specifically referenced in Policy 33 - Stourport on Severn Allocations, of the emerging Plan. Policy 33.16 - School Site, Coniston Crescent MI/38, includes further criteria to guide the development of the site.
- 1.6 As detailed in paragraph 33.28 of the emerging Plan, this site is surplus to educational requirements. A major rebuilding of the High School is required and the disposal of this site for residential development will help towards its funding. This position is expanded upon further in our Matter 6 (ii) Hearing Statement. The 115 dwellings proposed are required in order to help fund repair work to the school. As such, Policy 33 of the Plan correctly identifies the capacity of the site. However, this quantum of development is not directly compatible with the requirements of the Green Infrastructure policy.
- 1.7 Site MI/38 is located to the north of Stourport on Severn. It is a greenfield edge of settlement site. If 40% of the total site area were provided as green infrastructure it would reduce the net developable area to 2.2 hectares. As such, the site would need to be built out at a density in excess of 50 dph in order to deliver 115 dwellings. This level of density is not considered appropriate in this location.
- 1.8 It is, therefore, our view that Policy 14 should be amended to confirm that 40% / 20% Green Infrastructure will be sought on qualifying sites, provided that the provision of 40% / 20% Green Infrastructure would not compromise the housing capacity figures referred to in the site allocations policies. This would provide greater clarity for developers/landowners on the quantum of development that is expected on the proposed allocation and how the Green

Infrastructure requirements should be met. It is also our view that a corresponding reference should be included within the allocation policies.

***Q10.4 How should Policy 20A be modified to clarify how it will be applied in determining proposals for development entailing the loss of community facilities?***

1.9 No comment.

***Q10.5 (i) Is the Plan's approach to water management sound? (ii) Is the requirement in Policy 15a for a water efficiency standard of 110 litres per person per day justified, and how should the policy be modified for clarity?***

1.10 No comment.

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