

Wyre Forest District Council Core Strategy Development Plan Document

Agenda for Public Examination Hearing Week 2 Day 6 Tuesday 27 July 2010

Inspector Mr Philip Goodman MRTPI, assisted by Ms Kathrine Haddrell MRTPI

10.00 am and into afternoon

Inspector's Opening Remarks

HOUSING & RELATED TOPICS

Matter 8 Creating a desirable place to live (Policies DS01, 05, & CP04-07)

Council's Representatives: Rebecca Mayman, Ken Harrison
Heather Stone

Participants for this session:

| <u>Name</u> | <u>Organisation (& Client)</u> |
|------------------------------|------------------------------------|
| Simon Hawley | West Midlands Safari Park |
| Dr Peter King | Campaign to Protect Rural England |
| Rachel Whiteman | Environment Agency |
| Tony Bateman | St Francis Group/Pegasus Planning |
| Nigel Simkin, Andrew Moss | GVA Grimley (for WFDC) |

1. What are the implications of the new Government's recent announced changes in respect of:
 - a. Abolition of Regional Spatial Strategies?
 - b. Policy change to PPS3 in relation to Previously Developed Land (PDL) and 'garden grabbing'?
 - c. Policy change to PPS3 in relation to removal of the minimum residential density benchmark for housing land estimates?
2. Will these policies deliver the amount of housing required to meet the former emerging RSS requirements?
3. Will the right amount of housing be provided in appropriate sustainable locations?
4. How have the Needs Assessment shaped the policy- SHMA, etc ?
5. How was the distribution of housing numbers generated and is it appropriate (SHLAA etc) ?
6. How does the policy respond to the need to ensure adequate housing land supply over 5, 10, and 15 years?
7. Would the policy deliver an acceptable Brownfield/Greenfield mix of new housing land? How will other aspects of housing mix (eg size and age groups, specialist provision) be managed?
8. How will the overall new housing supply be managed in terms of the phased targets?
9. Has the recent economic context been considered/modelled? Will it affect viability in the short/medium term?
10. What implications does this have for delivery of planned dwelling numbers and funding/phasing of infrastructure and housing schemes themselves?
11. How will the policy be monitored and the trajectory be managed to achieve delivery and is the monitoring framework sufficiently robust and flexible?
12. Any other business under this matter.

HOUSING & RELATED TOPICS

Matter 9 Affordable Housing (Policy CP04)

Council's Representatives: Rebecca Mayman, Ken Harrison
Heather Stone

Participants for this session:

| <u>Name</u> | <u>Organisation (& Client)</u> |
|------------------------------|---|
| Dr Peter King | Campaign to Protect Rural England |
| Nigel Simkin, Andrew Moss | GVA Grimley (for WFDC) |

1. What evidence underpins the policy? (Needs Assessment & Overall Viability Study)
 2. Are the 30% target & unit thresholds justified, effective and consistent with national policy and the evidence supporting the former emerging RSS?
 3. How will changing housing needs be rolled forward to inform implementation through time?
 4. Are the policy's ongoing control measures appropriate and likely to be effective?
 5. Has the viability of the overall policy been adequately considered?
 6. Is deliverability including individual development project viability adequately addressed?
 7. Is the Rural policy element soundly based, consistent with the main policy and likely to be effective in delivery?
 8. Any other business under this topic?
-

Matter 10 Delivering Mixed Communities (Policy CP05)

Council's Representatives: Rebecca Mayman, Ken Harrison
Heather Stone

Participants for this session:

| <u>Name</u> | <u>Organisation (& Client)</u> |
|--------------------|---|
| Dr Peter King | Campaign to Protect Rural England |
| Tim Farley | Assoc'd British Foods (King Sturge) |

1. Are the proposed densities founded on a secure evidence base and likely to be effective? (Cross reference to discussion on Matter 8 Q1(C))
2. Is the proposed mix secured by sound evidence?
3. Is it capable of flexibility if circumstances change?
4. Will the policy cater satisfactorily for the needs of elderly people including those with special needs?
5. Any other business under this topic?

Matter 11 Gypsies & Traveller's Accommodation (Policy CP06)

Council's Representatives: Rebecca Mayman, Ken Harrison

Participants for this session:

| <u>Name</u> | <u>Organisation (& Client)</u> |
|--------------------|---|
| Dr Peter King | Campaign to Protect Rural England |

1. Is the policy justified, flexible, sound?
 2. Is it consistent with national policy (Circulars 01/2006 & 04/2007) and the former emerging RSS and/or its underlying evidence base?
 3. Is there a clear analysis of need for sites ?
 4. Are the site definition and allocation criteria sufficiently clear and positive?
 5. How should the policy relate to Green Belt policy?
-

Matter 12

Delivering Community Wellbeing & Developer Contributions (Policy CP07)

Council's Representatives: Rebecca Mayman, Ken Harrison

Participants for this session:

| <u>Name</u> | <u>Organisation (& Client)</u> |
|---------------------------------|---|
| Andrew Morgan & Andy Husband | West Mercia Police |

1. Is the policy founded on an up-to-date and comprehensive evidence base?
2. Is there a need to cross-refer to open space standards and policy CP14?
3. How will the need for community infrastructure be assessed as time moves on?
4. Does the policy contain sufficient clarity and detail to be effective?
5. Any other business under this topic?

Developer Contributions:

1. Is this part of the policy consistent with national policy in Circular 05/2005?
2. How does the policy fit with the introduction of the Community Infrastructure Levy (CIL)?
3. Would insensitive application of the policy hinder housing delivery? How does it relate to the need for Affordable Housing?
4. Is the adopted SPD sufficient to ensure consistent and fair implementation of this policy?
5. What threshold/s will trigger the need for contributions?
6. Should the policy allow for funding provision for emergency services?
7. Is proposed Minor Amendment No 24 referring to the Worcs Access and Informal Recreation Strategy necessary and essential?
8. Any other business under this topic?