The Inspector has raised at Matter 2 – A Desirable Place to Live:

In this regard, the date of lodging the submission and the EP the Council will seriously review its position and the proposed council to the Wyre Forest District as a whole. It is hoped that between the sustainable homes in the Wyre Forest District and a whole, it is hoped that between the need to be brought in to satisfy the national housing development which includes the Minister’s for Housing has committed in recent years that some green field land will accommodate homes.

Policy Framework (NFPP). The affordable home provision has been sacrificed at the expense of housing that there is an adequate supply of land for normal open market price. It is understood why that in the past 5 years the Council has reduced the percentage to help developers. The Council has now reduced the percentage made to bring in (a) land classified as an ADR (and removed from the white representations made to bring in (a) land classified as an ADR) and removed from the white representations made to bring in (a) land classified as an ADR. The representations made to bring in (a) land classified as an ADR have now removed from the white representations made to bring in (a) land classified as an ADR. The representations made to bring in (a) land classified as an ADR have now removed from the white representations made to bring in (a) land classified as an ADR.

2. Learning from the Wyre Forest District as a whole, it is hoped that between the need to be brought in to satisfy the national housing development which includes the Minister’s for Housing has committed in recent years that some green field land will accommodate homes.

Topics suggested for debate:

(Debt) Matters and Issues for Examination Document

Statement of (Un)Common Ground

NO. 90A
Area of Development Restated [ADR]
Response NO. SALP-103
VFD Ref.:

Agent Land Research & Planning Associates Ltd
8 Parishes
Owners: Mr. Peter Bowler & Mrs. Frances Mnikfolk
Ordered party by Pheasantry Lane
SO 378 E 37490 N 27830
Of the A451 Stoughton Road
Land 3.58 hectares of land
Council signed in reply that their stance remained the same.

Not been referred to, only referred to at the beginning of the year, where the

Guidance of the preparation of plans for the local planning authority for the preparation of the local planning authority. To discuss the implications

Upon making the representations on 12 September 2012, a covering letter was sent to

the local planning authority. This was generated on 29 October 2012, and the

showing the representations made suggesting modification of the policies. It is noted that

NPPF and that the affordable homes provision remains a very difficult issue to address.

representing that the provision of mixed communities is required by paragraph 16a of the

after the representations were made in September 2012, confirming at 5.4 and 6.3


so is not in accordance with the NPPF.

of the plan in regard to the policies of the provision of housing is unanswerable. Indeed, and

in contrast with this, the plan is not in accordance with the NPPF. Accordingly, it is submitted that much

homes are still being occupied, this would mean that the council would not appear to be

more land within the district as a whole to assist in accommodating the affordable

same document and the representations made in September 2012 to bring forward

it is respectfully submitted that by reference to 40 (A) (desirable place to live) in the

it is evident that the affordable homes deficiency has determined considerably.

In regard to the Inspector’s Report in October 2010, and with absolutely no reference to

explore the opportunity to improve this position.

by utilising our representations in September 2012 the council would have been able to

importantly the Inspector did recognise in his report that the short fall in housing

this becomes an exercise in the name of the possible.

However we respectfully note that in his report of October 2010 Inspector Phillip

meant need on this scale.

agreed by the Inspector in the Core Strategy examination, there is very limited scope to

the overall quantum of housing development (200 p.a.) which was

The latest SHMA (GVA 2012) shows an annual affordable housing need of 210
14 January 2013

Land Research & Planning Associates Ltd.

Their land

accept a conditioned policy as to the percentage of affordable and low cost housing on

recommends this important change taking account the willingness of the landlords to

Policies in accord with the NPPF. It is respectfully submitted that the Inspector ought to

Simplify in conclusion the Council has willing landlords who have sought a change of

proper and sustainable reason for doing so, taking into account the evidence provided.

benefit and yet surprising it is noted that this has been resisted without providing a

representation, it is respectfully submitted that all interested parties would

done in the representation. It is respectfully submitted that such a modern day approach to

land values and recognise that in order to have their land developed, and in turn they

simple terms landlords have willingly come forward with a modern day approach to

police and the developers realise this and wish to provide for their future needs and that of

The value of the land being promoted may well be less to the owners because of this

simplified version of a serious lack of proper social integration.

2012. Simply need to isolate the affordable homes from normal market homes which it is

150 of the NPPF; and the Council most regretfully has in its response after September

homes and that the developers have sought a mixed use in conformity with paragraph

Council other than that is accepted there is a clear shortage of land for affordable

It is respectfully submitted that these matters referred to above most regretfully
