

# WYRE FOREST DISTRICT COUNCIL

## AUTHORITY MONITORING REPORT 2018/19



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# CHAPTER 1

## INTRODUCTION

- 1.1 Local Planning Authorities are required to produce an Authority Monitoring Report (AMR) as set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This AMR covers the period 1 April 2018 to 31 March 2019.
- 1.2 The current system of plan making is designed to be a continuous process with documents being regularly reviewed to take account of changing national and local circumstances. Keeping plans updated is assessed via the AMR. The principal objectives are:
- **Delivery and Implementation** – identify progress of the Local Plan against milestones set out in the Local Development Scheme (LDS)
  - **Housing delivery** – reporting on housing completions during the monitoring period, including affordable housing and self-build/custom build housing
  - **Neighbourhood Planning** – reporting on progress with Neighbourhoods Plans in Wyre Forest District
  - **Planning Obligations** – reporting on S106 agreements during the reporting year
  - **Duty to Cooperate** – identifying how the Council has engaged with neighbouring authorities, Worcestershire County, other bodies and the local community
  - **Employment Floorspace Delivery** – reporting on any gains or losses including losses to residential use during the reporting year
  - **Retail and Leisure Floorspace Delivery** – reporting on retail and leisure floorspace developments during the reporting year
  - **Transport and Movement** – reporting on any highways and public transport related improvements progressed during the reporting year
  - **Flood Risk** – reporting on any applications approved against Environment Agency advice
  - **Biodiversity and the Natural Environment** – reporting on priority habitats and nature conservation designations

## CHAPTER 2

### DELIVERY AND IMPLEMENTATION

2.1 The project plan (the Local Development Scheme) provides up to date information for stakeholders and the general public about the status and coverage of Development Plan Documents and the Council’s intention for their future preparation. It sets out:

- a) The Planning Policies currently in force in the District
- b) The Council’s intentions for plan making over the next two years to 2020

2.2 The District Council’s first Local Development Scheme came into effect in 2005. Since then the Project Plan has been refined through a process of monitoring and review. In June 2018 it was renewed again. Key changes are the reprogramming of the timetable to take account of the emerging NPPF and associated guidance, updates of the Local Plan Evidence Base and the production of the District’s new Local Plan. Since the last review of the Local Development Scheme in November 2017, the Council has made the following progress in meeting its milestones:

- Consideration of all the consultation responses following the publication of the Local Plan Preferred Options document
- Recommissioning and revision of the Evidence Base including a review of the Green Belt, preparation of an Infrastructure Delivery Plan and an update of the Objectively Assessed Housing Need
- Facilitating progress on a Neighbourhood Plan for Bewdley

	2018										2019										2020						
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	M	J
Local Plan Review	1	1	1	1	1	1	1	2	3	3	4	4	4	4	5	5	6	7	8	8	8	8	9	10			

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Review point required after end of consultation, i.e. to assess number of responses received and resources required to

	<b>Stage</b>
1	Development of Pre-Submission Plan
2	Cabinet approval of Pre-Submission Plan for consultation
3	Pre-submission Plan Public Consultation
4	Consideration of consultation responses
5	Finalisation of submission plan
6	Full Council approval for submission to Secretary of State
7	Submission to Secretary of State
8	Independent Examination and Proposed Modifications consultation
9	Receipt of Inspector's Report
10	Council adoption of Local Plan

2.3 Consultation on the Local Plan Pre-Submission document took place in November/December 2018 as per the LDS timetable. Issues raised through this consultation led to a further revision to the LDS in June 2019.

2.4 At present the main planning policies for the District are found in the Wyre Forest Core Strategy (adopted 2010) and the Site Allocations and Policies Local Plan (adopted 2013) and the Kidderminster Central Area Action Plan (adopted 2013). These documents cover the period 2006-2026. The Local Plan Pre-Submission document covers the period 2016-2036 and will replace the 3 earlier documents.

## CHAPTER 3

### LOCAL PLAN POLICY ANALYSIS

3.1 During 2018/19 there were 17 appeals determined. Only 3 of these were allowed. Those allowed included a car port within a group of former agricultural buildings converted to residential use and adjacent to a Listed Building, a new footway crossing and repositioned access on a main road in Kidderminster and a 2-storey extension on a residential estate in Bewdley. 10 of the appeals related to developments proposed in the Green Belt where the key issues related to whether it was inappropriate development in the Green Belt and, if so, whether any harm was outweighed by other considerations.

3.2 An analysis has been made of policy use from the 3 existing Local Plan documents during the determination of planning applications in 2018/19. In terms of the Core Strategy (adopted 2010) all policies were used in determination at least once during the year. CP11 Quality Design and Local Distinctiveness was used far more than any other policy being cited 420 times in reasons for approval and 17 times as a reason for refusal. Other key policies included DS01 Development Locations, CP12 Landscape Character (cited a total of 86 and 84 times respectively), CP01 Delivering Sustainable Development Standards (61 uses) and CP03 Promoting Transport Choice and Improving Accessibility (59 uses). It should be noted that of the 17 times CP11 was cited as a reason for refusal, 6 went to appeal. 4 of these were dismissed.

3.3 In terms of the Site Allocations and Policies Local Plan (adopted 2013), SAL.UP7 Quality Design and Local Distinctiveness was used far more than any other policy with 449 uses. SAL.UP8 Design of Extensions was cited 284 times. Both of these policies were cited as reasons for refusal which led to appeals being lodged. Little reference was made to many of the Kidderminster Central Area Action Plan policies as there were few applications for the sites determined during the year.

3.4 Many of the policies are being taken forward into the new Local Plan which will combine all 3 documents.

## CHAPTER 4

### HOUSING DELIVERY

#### Net Housing Completions

4.1 For the monitoring year 2018/19, a total of 183 dwellings (net of demolitions) were completed in Wyre Forest District. The net completions since 2006 are shown in the table below. A further breakdown of completions in 2018/19 by parish/ward can be found in Appendix 1.

Year	Bewdley	Stourport-on-Severn	Kidderminster	Rural Areas	District wide
2006/07	45	92	133	27	297
2007/08	9	60	99	24	192
2008/09	4	53	158	24	239
2009/10	8	50	117	16	191
2010/11	2	79	58	11	150
2011/12	49	52	79	5	185
2012/13	8	66	124	24	222
2013/14	21	90	216	52	379
2014/15	5	45	359	48	458
2015/16	13	6	202	10	231
2016/17	11	8	205	42	266
2017/18	-6	27	96	24	141
2018/19	3	69	102	9	183

Note: Bewdley had negative completions in 2017/18 with a redevelopment scheme providing fewer homes

4.2 Split by dwelling type and location, the dwelling completions in 2018/19 (gross) are shown in the table below.

	1 bed flat	2 bed flat	1 bed house	2 bed house	3 bed house	4+ bed house	Total number
Kidderminster	46	4	4	24	14	11	103
Stourport	24	37		8		1	70
Bewdley					1	3	4
Rural				5	3	2	10
District	70	41	4	37	18	17	187

#### Affordable Housing Completions

4.3 In 2018/19, 90 out of the 183 housing completions (net of demolitions) were affordable. All were delivered on 100% affordable sites by Registered Providers and all were redevelopment schemes. The largest was an extra-care development on the site of a former school in Stourport-on-Severn town centre. This classed as C3 as all the units are fully self-

contained with their own kitchens and bathrooms and own front doors although they do have access to communal facilities. The table below shows that the majority of these dwellings were for shared ownership (part buy/part rent). There were no affordable dwellings delivered via S106 agreements in 2018/19.

Location	Rental				Shared ownership				
	1 bed flat	2 bed flat	2 bed house	3 bed house	1 bed flat	2 bed flat	1 bed house	2 bed house	3 bed house
School Gardens, Tan Lane, Stourport	5	6			19	30			
Westminster Road garage site, Kidderminster							3		
Dowles Road CC, Kidderminster								12	
St.Pius Church, Kidderminster								5	2
St.John's Church Hall, Kidderminster			1	1				2	2

### Housing Requirement

4.4 Previous AMRs monitored housing delivery against the adopted requirement in the Core Strategy. This required delivery of 200 dwellings a year under Policy DS01. Paragraph 73 of the NPPF states that where strategic policies are more than 5 years old, the housing need figure should be used for the housing requirement. Using the standard method gives a figure of 248 dwellings. Delivery has been below both these requirement figures for the last 2 years.

### Housing Delivery Test Results

4.5 The results of the Housing Delivery Test for 2018 were published in February 2019. This showed that Wyre Forest District had achieved 115% of its housing requirement over the three year period 2015-2018. The results are shown below.

3 year rolling period	2015/16	2016/17	2017/18	Total
Number of homes required (using household projections)	191	189	201	581
Number of homes delivered	226	262	184	672
<b>Housing Delivery Test Measurement (HDT) = 115%</b>				



The number of homes delivered also includes an allowance for communal living developments. A large nursing home (use class C2) was completed in Stourport-on-Severn in 2017/18. A ratio of 1.8 bedspaces to 1 dwelling is used in the calculation.

### Five Year Housing Land Supply

4.6 As of 1<sup>st</sup> April 2019 Wyre Forest District could demonstrate a 7.18 years supply. Further details on all the sites can be found in the full report at <https://www.wyreforestdc.gov.uk/media/4656983/Wyre-Forest-Five-Year-Housing-Land-Supply-Report-April-2019-version-190816.pdf>. This includes a 5% buffer to ensure choice and competition in the market for land. This supply consists of outstanding planning permissions, site allocations in existing Local Plan documents as well as a windfall allowance. The 'other deliverable sites' included in the supply are mainly allocated sites with planning application decisions still pending at 1<sup>st</sup> April 2019.

The table below is taken from the full report and shows the breakdown of the calculation.

<b>Five year requirement 2019-2024 (incl.5% buffer)</b>	1302 dwellings
Sites with permission (includes 4% lapse rate where sites are not started)	592 dwellings
Sites approved but awaiting S106 agreement (includes 4% lapse rate)	687 dwellings
Other deliverable sites within 5 years (includes 4% lapse rate)	427 dwellings
Windfall allowance for years 3 to 5 (includes 4% lapse rate)	161 dwellings
Total supply over 5 years	1867 dwellings
<b>Five year calculation 1867/ (248+5%)</b>	<b>7.18 years</b>

### Self-Build and Custom-Build Housing

Under the Self-build and Custom Housebuilding Regulation 2016, Councils to maintain a register of individuals and associations who are interested in finding a serviced plot of land for self-build or custom build homes in their Local Authority area. There are different types of custom build including DIY, Self Finish, Full Turn Key as well as co-housing and affordable. By the end of 2018/19, there was a demand for 60 Self-Build and Custom Plots within Wyre Forest District. Of these, 40 households expressed interest in self/custom build plots on new build developments. The rural parts of the District were the most sought after and 3-bed properties were the most sought after. There was also a high level of interest in converting buildings into dwellings as opposed to complete new build.

## CHAPTER 5

### NEIGHBOURHOOD PLANNING

5.1 There are 5 designated Neighbourhood Areas in the District:

- Chaddesley Corbett Parish
- Churchill & Blakedown Parish
- Bewdley Parish
- Upper Arley Parish
- Cookley and Caunsall

5.2 There are two 'made' plans – Chaddesley Corbett September 2014 and Churchill & Blakedown July 2017. Bewdley Town Council has prepared a draft Neighbourhood Plan and this went out for consultation in April/May 2018. The application for the designation of the Cookley and Caunsall Neighbourhood Plan area was approved in September 2018. A community engagement day was held in January 2019.

## CHAPTER 6

### S106 CONTRIBUTIONS FROM DEVELOPMENT

6.1 At the end of March 2019 the following S106 agreements had been drawn up.

Application Number	Site	Provisions	Triggers for Compliance	Performance
18/0529/FULL	Former Sion Hill Middle School	1.Affordable housing (46 units) 2.Highway contribution of £22k towards improvement of 3 bus stops		Draft in circulation
18/0446/FULL	Site Parcel P Former British Sugar Site	1.Public Open Space contribution of £46.6k		Draft in circulation
18/0285/OUTL	Churchfields Business Park	Affordable Housing (18 units)		Draft in circulation
18/0163/FULL	Land off Stourbridge Road (Hurcott)	1. Education contribution of £373.3k 2.Public Open Space Contribution of £101.7k 3.Highway contributions of £20k for bus stop provision, £4.9k for speed limit extension, £18.2k for Personal Travel Planning 4.Affordable Housing	1.Occupation of 1/3 of dwellings 2.Prior to 1 <sup>st</sup> occupation 3.Prior to commencement	Agreement completed 9 <sup>th</sup> August 2018
18/0034/FULL	Wyre Forest Emergency Services Hub Stourport Road	Highways contribution of £15.4k to provide traffic signals on Stourport Road to allow emergency vehicles 'green wave' traffic priority at junction	Prior to commencement	Agreement completed 18 <sup>th</sup> July 2018
17/0780/FULL	Blakebrook School Bewdley Road	1.Public Open Space Contribution of £19.2k 2.Biodiversity contribution of £5k	First occupation	Agreement completed 26 <sup>th</sup> March 2018
17/0511/OUTL	Land off Spennells Valley Road (Victoria)	1.Public Open Space contribution based on bedspaces 2.Contribution of £20k	1.First occupation 2.Prior to commencement	Agreement completed 1 <sup>st</sup> May 2018

	Carpets Sports Ground)	towards creation of bus stops 3.£1.5k towards pedestrian crossing 4.Affordable Housing 29.8%	3.Prior to commencement	
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## CHAPTER 7

### DUTY TO COOPERATE

7.1 The Localism Act 2011 placed a legal duty to cooperate on local planning authorities and county councils in England to maximise the effectiveness of the local plan preparation. Further to this the NPPF states that *'Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries'*<sup>1</sup>. Compliance with the duty is tested at the examination stage of the plan-making process.

7.2 2018-2019 saw the progression of WFDC local plan with the publication of the local plan pre submission document. The consultation ran from the 1<sup>st</sup> of November to the 17<sup>th</sup> of December 2018. Responses were received from neighbouring authorities and other national governing bodies.

7.3 Responses were received from neighbouring authorities from Bromsgrove District Council, South Worcestershire Authorities, Black County Authorities, and South Staffordshire council. Responses were received from national governing bodies such as Natural England, Historic England, Environment Agency, Highways England and Sports England. Meetings were also held between these bodies and officers from WFDC during the 2018-2019 year.

7.4 The responses will form the basis of the Statements of Common Ground that will be prepared for some of the prescribed bodies mentioned above. These will document the key cross boundary or strategic matters between the two parties.

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<sup>1</sup> National Planning Policy Framework, paragraph 24.

## CHAPTER 8

### EMPLOYMENT LAND SUPPLY

8.1 This section will cover employment land and office developments from the 1<sup>st</sup> of April 2018 to the 31<sup>st</sup> of March 2019 period for WFDC.

8.2 There are 13 sites shown on the Regional Employment Land Supply (RELS) database totalling 17.39 hectares carried over from 2017/18. Six are for B1/B2 and B8 use combined. Two are for B1 and B2 use, one if for B1 use only, one is for B2 use only and one is for B1 and B8 uses. Two do not specify the use class. One new site was added during 2018/19. This is for a two storey extension to an existing building on Zortech Avenue in Kidderminster on 0.09 hectares.

<b>Existing</b>	Size (ha)	2018/2019
BRINTON SPORTS GROUND WALTER NASH KIDDERMINSTER	<b>0.69</b>	No Change
RUSHOCK TRADING ESTATE KIDDERMINSTER	<b>0.58</b>	No Change
WFDLP SITE D (PT) WILDEN LANE STOURPORT	<b>0.45</b>	No Change
WFDLP SITE D (PT) WILDEN LANE STOURPORT	<b>0.13</b>	No Change
BEWDLEY BUSINESS PARK LONG BANK BEWDLEY	<b>2.08</b>	No Change
BEWDLEY BUSINESS PARK LONG BANK BEWDLEY	<b>0.84</b>	No Change
COLOROLL REDEVELOPMENT SITE KIDDERMINSTER	<b>1.22</b>	No Change
FLETCHER BP SANDY LANE INDUSTRIAL EST STOURPORT	<b>0.91</b>	No Change
PH 2 FOLEY INDUSTRIAL ESTATE KIDDERMINSTER	<b>1.03</b>	No Change
LEA CASTLE HOSPITAL COOKLEY KIDDERMINSTER	<b>6</b>	No Change
STOURPORT ROAD KIDDERMINSTER	<b>2.75</b>	No Change
BRINTON SPORTS GROUND WALTER NASH KIDDERMINSTER	<b>0.56</b>	No Change
THE HAULAGE YARD RIBBESFORD ROAD STOURPORT ON SEVERN	<b>0.15</b>	No Change
<b>2018-2019</b>		
ZORTECH AVENUE, FORMER CERAMSPEED, DY11 7DY	<b>0.91</b>	New Entry

8.3 There were 2 employment applications determined in 2018/19 as set out in the table below.

<b>Address</b>	<b>sqm +/-</b>	<b>Summary</b>
FORMER FRESCO SITE ROAD 1, WORCESTER ROAD	490	Proposed 9 commercial units
PLOT 7 RUSHCOCK TRADING ESTATE	221	Proposed new B1(c) Industrial Unit.

8.4 2018/2019 saw four completions that resulted in net gain of 467sqm of floor space.

Address	Office sqm +/-	Summary
BEWDLEY BUSINESS PARK, LONG BANK, BEWDLEY	195	Proposed 2 Industrial B1(c) units.
2-3 BRIDGE STREET, KIDDERMINSTER	50	Change of use from retail shop to office premises
WOODLAND CARS, WATERLOO STREET, KIDDERMINSTER	72	Change of use to A2 office with single storey
UNIT 2 BEWDLEY INDUSTRIAL PARK, LONG BANK	150	Extension to form warehouse.

8.5 There were six applications during 2018/19 affecting offices. Four required a net loss of office space totalling 481sqm. The conversion of two units to beauty salons is also consistent with national trends, as beauty salons are in the national top ten growing retail categories (2<sup>nd</sup>) in H1 of 2018<sup>2</sup>.

Address	sqm +/-	Summary
10 SEVERN ROAD, STOURPORT-ON-SEVERN	-86	Conversion of B1 unit to Beauty Salon (Sui Generis)
29 SALFORD HOUSE, BRIDGE STREET, STOURPORT	-163	Conversion of A2 office to A3 Children's role play area cafe.
71 COVENTRY STREET, KIDDERMINSTER	-48	Conversion of A2 office to Beauty Salon (Sui Generis).
26 COMBERTON ROAD, KIDDERMINSTER	-184	Conversion of B1 (a) office to C2 children's care home.

8.6 2018/2019 saw one completion that resulted in a decrease of office land supply of 282sqm. This was a change of use to a public house in Bewdley. Nationally Public Houses have currently reversed a ten year period of net closures. The overall number of pubs and bars in the UK have increased by 315 (a 0.8% increase) between 2018 and 2019<sup>3</sup>.

Address	sqm +/-	Summary
LOAD STREET, BEWDLEY	-282	Change from office use (A2) to Public House (A4).

<sup>2</sup> Retail and Leisure Market Update H1 2018 (Local Data Company) p26

<sup>3</sup> <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/articles/economiesofale smallpubscloseaschainsfocusonbigbars/changesintheukpubsandbarssector2001to2019>

## CHAPTER 9

### RETAIL AND LEISURE DEVELOPMENTS

9.1 This section will cover both retail developments and leisure developments during 2018/19.

#### Retail Developments

9.2 There was one application for a gain in retail floor space in the 2018/2019 of 50 square meters. This was for a single storey extension to an existing retail unit.

Address	Retail sqm +/-	Summary
HABBERLEY SERVICE STATION, FRANCHE ROAD, KIDDERMINSTER	50	Single storey extension to existing retail unit.

9.3 There were three applications that would result in a net loss of retail floor space totalling 1216sqm in 2018/2019.

Address	Retail sqm +/-	Summary
LAX LANE CRAFT CENTRE, PART UNIT 1, BEWDLEY	-46	Change of use of retail shop (A1) to a pilates/yoga studio (D2) with ancillary retail shop and provision for an osteopath/sports massage therapist/personal trainer.
46 STOURPORT ROAD, KIDDERMINSTER	-1170	Change of use of part of building from existing A1 consent to sui generis (non category) consent for a beauty salon.
UNIT D, CROSSLEY RETAIL PARK, CARPETS TRADE WAY, KIDDERMINSTER	-930	Change of use from retail (Class A1) to a flexible use allowing retail (Class A1) and / or a health and fitness centre (Class D2), and the installation of a mezzanine floor.

9.4 2018/2019 saw four completions resulting in a net decrease of 144.82sqm of retail floor space. There were no completions within 2018/2019 that resulted in a net increase of retail floor space. This is consistent with the national trend as retail is currently experiencing significant structural changes with sales increasingly moving online. Internet sales as a percentage of total retail sales have increased nationally from 17.2% in April 2018 to 19% in March 2019. This compares to 10.4% in 2013 and just 4.9% of total sales in 2008<sup>4</sup>.

<sup>4</sup> <https://www.ons.gov.uk/businessindustryandtrade/retailindustry/timeseries/j4mc/drsi>



Additionally the first half of 2018 resulted in a net loss of 4,402 retail units across Great Britain<sup>5</sup>.

Address	Retail sqm +/-	Summary
WILDEN LANE, STOURPORT-ON-SEVERN	-45	Change of use of shop to residential to be incorporated into adjoining dwelling
21-23 COVENTRY STREET, KIDDERMINSTER	-62.2	Change of use from A1 to A3
23 WORCESTER STREET, KIDDERMINSTER	-124	Change of use from A1 to mix of A1 and D1
CARLTON HOUSE, OXFORD STREET, KIDDERMINSTER	-37.62	Change of use from existing vacant shop unit (A1) to use as Tanning and Beauty Salon (sui-generis)

### Leisure Developments

9.5 2018/2019 saw five applications for leisure developments approved. One application for a 1004sqm A4 pub/restaurant at Silverwoods Way was completed in March 2019. The other applications had yet to be completed

Address	Leisure Sqm +/-	Summary
ARLEY GRANGE, UPPER ARLEY	382	Conversion of former apartment to a Hotel
HARE AND HOUNDS, WORCESTER ROAD, SHENSTONE	200	Extension to provide 7 motel rooms.
SILVERWOODS WAY, KIDDERMINSTER	1004	Erection of an amenity restaurant/drinking A3/4 establishment.
WINTERFOLD HOUSE SCHOOL, CHADDESLEY CORBETT	13,020	Construction of a floodlit All Weather Sports Pitch, Multi-Use Games Area, and a replacement cricket pavilion together with associated floodlighting, fencing, drainage and landscaping works.
CLUB HOUSE, SHATTERFORD LAND, WOLVERLEY	18,600	Proposed replacement Memorial Hall, Sports & Social Club, additional tennis court and associated external works.

<sup>5</sup> Retail and Leisure Market Update H1 2018 (Local Data Company) p5

## CHAPTER 10

### GREEN BELT

10.1 In May 2018 an updated Green Belt Review was published to inform the Local Plan Review. A strategic review of the West Midlands Green Belt in Wyre Forest District had been undertaken in 2015, followed by a detailed site analysis which was published in April 2017. The 2018 update included an analysis of additional Green Belt sites which were submitted as part of a further Call for Sites during the 2017 Local Plan Preferred Options Consultation. The study had three objectives:

- To analyse the effect of development proposals on the form and function of the Green Belt in a particular locality
- To identify opportunities for positive use of the Green Belt in the vicinity of new development, in particular its contribution to the Green Infrastructure network
- To determine where and if the designation of new Green Belt could be warranted in the light of development pressures

10.2 During 2018/19 there was one significant planning application in the Green Belt 18/0529/FULL. This was for 56 dwellings on the site of Sion Hill Middle School adjacent to the urban edge of Kidderminster. Approvals were granted during 2018/19 for the following Green Belt schemes:-

Application number	Location	Proposal
17/0764/full	former H & H Chilled Foods, Hackman Gate	9 dwellings
18/0035/full	Stone Meadow (former Stone depot)	6 dwellings
18/0079/full	Winterfold House School, Chaddesley Corbett	Construction of a floodlit All Weather Sports Pitch, Multi-Use Games Area, and a replacement cricket pavilion

## CHAPTER 11

### BROWNFIELD LAND REGISTER AND DERELICT LAND

11.1 Wyre Forest District is required to prepare, maintain and publish a register of previously developed land (commonly referred to as brownfield land). This is land which could potentially be suitable for future residential development. Sites will only be considered for the Brownfield Land Register that meet the following criteria:

- The land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- The land is suitable for residential development;
- The land is available for residential development; and
- Residential development of the land is achievable within 15 years of site entry date; and
- The land is previously developed land, as defined in the NPPF, Annex 2 (see below)

NPPF, Annex 2 – Definition of Previously Developed Land:

*“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

11.2 Between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019, Wyre Forest District Council granted permission on applications for the following sites within the district:

Application reference	Location	Date granted	Proposal
18/0659	Squirrel Inn, Areley Common (AKR/11)	6/12/2018	Conversion of public house to 4 dwellings; erection of 3 dwellings
18/0748/PIP	Wolverley Lodge, Lea Lane, Wolverley	27/02/2019	Planning Permission in principle for up to 4 houses on the site.

11.3 During 2018/19 work was started on the following sites:

Application reference	Location	Proposal
17/0200/FULL	Land at Mill Street (BHS/33)	Erection of 5 dwellings
17/0764/FULL	former H & H Chilled Foods, Hackman Gate (WFR/BR/5)	Erection of 9 dwellings

## CHAPTER 12

### TRANSPORT SCHEMES

12.1 During 2018/19 progress was made on 3 key transport schemes in Kidderminster.

#### WORCESTER STREET

12.2 Work was started to reopen Worcester Street in Kidderminster Town Centre to northbound traffic. This public realm scheme has significant potential to support regeneration and economic activity by delivering better access into and through the town centre for both pedestrians and vehicles. A contra flow cycle lane is also being installed as part of the scheme to allow easier cycle access across the town avoiding the Ring Road. A number of new street trees have been planted together with new street furniture including seating and bus shelters. At the end of March 2019 work was progressing well with this scheme. This scheme was jointly funded by Worcestershire County Council and Wyre Forest District Council.

#### KIDDERMINSTER RAILWAY STATION

12.3 In July 2018 works started on the transformation of the area around Kidderminster Railway Station ahead of its replacement with a brand new building. Works on Comberton Hill included the installation of two new bus shelters and a new pedestrian crossing. In November 2018 plans for the redevelopment of the station and its forecourt were put on public display. Kidderminster Station is the second busiest in Worcestershire with almost a fifth of all rail travel in the county either starting or finishing there.

12.4 Work will be done in four phases. Phase 1 survey work and preparation was completed in late 2018. Phase 2 included a start on the redesigning the forecourt and installing temporary ticket office. During 2019/20 phase 3 works will include demolition of existing buildings and construction of the new glass fronted station together with landscaping. The final phase will see the removal of the temporary ticket office and final hard landscaping works.

12.5 Worcestershire Local Enterprise Partnership has invested £2.5m of Government Growth Deal Funds and Greater Birmingham & Solihull Local Enterprise Partnership £2.4m to the redevelopment of Kidderminster Railway Station. Once completed, inside the station there will be a new cafe, fully accessible toilets and an indoor seating and waiting area. Outside, the forecourt will be reshaped with a new drop-off and collection zone, relocated taxi rank and new traffic flow arrangements. The aim is to improve pedestrian safety and increase access and exit flow during peak times.

## **CHURCHFIELDS**

12.6 At the end of October 2018, County Councillors gave permission for improvements to highways in the Churchfields area of Kidderminster. Worcestershire's Local Transport Plan 4 (LTP4) adopted in November 2017 identifies Churchfields as a prominent Local Growth Funded project. The proposal will enhance connectivity and accessibility help to tackle congestion and air quality problems, and unlock the delivery of new housing on land to the northwest of the site.

The proposals include the following works.

- Construction of a new link road from A456 St. Mary's Ringway / Blackwell Street roundabout to Churchfields
- Demolition of CMS Vauxhall car showroom
- New pedestrian footpath and link road crossing
- New junction between Clensmore Street and A456 St. Mary's Ringway
- Revised highways layout at Horsefair

## CHAPTER 13

### THE NATURAL ENVIRONMENT

#### FLOODING

13.1 During 2018/19 the Environment Agency lodged objections to 4 planning applications as shown in the table below.

Application reference	Description of development	Reason for objection	Decision
18/0284/FULL	Construction of fishing pond and car park -	Unsatisfactory FRA/FCA Submitted	Withdrawn
18/0160/FULL	Erection of 18 dwelling houses together with new access off Baldwin Road and car parking, following demolition of existing buildings	Unsatisfactory FRA/FCA Submitted	Approved (November 2019)
18/0538/FULL	Conversion of Blackstone Rock Hermitage sandstone caves to provide temporary accommodation. To include allocated parking and new footway access.	PPS25/TAN15 - Request for FRA/FCA	Withdrawn
19/0054/FULL	Change of use of land from leisure centre & associated parking to a touring caravan site with associated reception building and infrastructure	Unsatisfactory FRA/FCA Submitted	Not yet determined

13.2 There were no major flooding events in the district during 2018/19.

#### BIODIVERSITY

13.3 The Worcestershire Biodiversity Partnership Action Plan 2018-27 identifies 17 different habitats. The following are of particular relevance to Wyre Forest District – traditional orchards, wet woodlands, fen and marsh and lowland heath.

13.4 **Traditional orchards** – many old apple, pear and plum orchards are found in the west of the district around the Wyre Forest itself. Most of these have protection as Sites of Special Scientific Interest (SSSI) as part of the designation protecting large parts of the Wyre Forest.

13.5 **Wet woodlands** – alder carr is mostly associated with linear complexes of old mill pools in stream valleys around Kidderminster. The River Stour and its tributaries such as Blakedown Brook contain important linear woods of alder and crack willow. These include the largest single alder wood in Worcestershire at Hurcott and Podmore Pools SSSI. The

pools were built in mediaeval times to provide power for mills. Water levels are being monitored together with invertebrate and bat surveys.

**13.6 Fen and Marsh** – Wyre Forest District includes a number of significant marshland habitats along the Rivers Stour and Severn. Wilden Marsh and Meadows SSSI is the richest and most diverse wetland habitat in Worcestershire. It includes fen, damp meadows, marshy grassland, small alder and willow woods, reed beds and a network of drainage ditches. Puxton Marshes SSSI comprises a large area of marshy grassland with associated damp woodland and open water. The marsh is noted for its large variety of plants. Stourvale Marsh is situated on the opposite bank of the River Stour from Puxton. It contains a number of wetland habitats. Redstone Marsh is situated in the River Severn floodplain near Stourport. It mainly comprises marshy grassland and swampy woodland.

**13.7** Wilden Marsh is being restored to favourable condition by Worcestershire Wildlife Trust under an agri-environmental agreement. The site has been drying out over a long period of time following historic flood defence works on the River Stour. Partnership working with the Environment Agency begun in 2010 has restored the ditch system and water control structures have helped to rewet the site and restore water levels. Drying out of wetland habitats is being tackled at Puxton and Stourvale Marshes by Wyre Forest District Council rangers. Water levels had been severely impacted by over abstraction and construction of the flood alleviation bund which interrupted the natural hydrology in the area. An old Victorian drainage system has been opened up and surface water run-off from a nearby housing estate has been diverted into the wetland. Willow scrub has been removed and trees pollarded. The site is being grazed as part of the Grazing Animals Project. The Wyre Forest Ranger Service works in partnership with Worcestershire Wildlife Trust, Natural England and local landowners to graze several sites across the district. Shetland cattle, a native rare breed are used on our sites. Pigs and sheep are also used in some areas. The cattle eat not only grass but brambles and invasive species such as Himalayan Balsam.

**13.8 Lowland Heath** - Wyre Forest District has some of the largest areas of lowland heath in Worcestershire. West Midlands Safari & Leisure Park, Wyre Forest District Council and the Worcestershire Wildlife Trust are working together on the 50 hectare expanse of the Devil's Spittleful and Rifle Range heathland complex. The aim is to maintain a mosaic of mostly open heath landscape with scattered areas of scrub and trees as well as woody edges in an area between Kidderminster and Bewdley with easy access from adjacent housing estates. Higher Level Stewardship (HLS) funding has allowed for heathland restoration to be followed up by regular scrub management. Much of the site is now grazed by livestock. Local communities are encouraged to volunteer in order to take 'ownership' of the area and try to reduce anti-social behaviour issues.

13.9 On the Council's nature reserves there are regular volunteer working groups with around 12 regular volunteers working each week. They help with habitat management works on the reserves.

### **GREEN INFRASTRUCTURE**

13.10 During 2018/19 the Worcestershire Green Infrastructure Partnership finalised a series of concept statements to underpin the Wyre Forest Local Plan Review. In June the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement was published. It focuses on potential local plan allocations along the River Stour and the Staffordshire & Worcestershire Canal (north-south route) and also notes that there is a more fragmented east-west corridor running from Burlish Top Nature Reserve through to Spennells Valley Local Nature Reserve. The report sets out 5 guiding principles for development. Principle One - Demonstrate use of innovative and exemplar GI approaches, Principle Two – Respect the post-industrial heritage, Principle Three – Enhance opportunities and permeability for wildlife, Principle Four – Use GI measures which contribute in promoting healthy communities and Principle Five – Achieve net gain for GI. Earlier in 2018, concept plans had been published for Kidderminster East Strategic Development Corridor and Kidderminster North to cover the GI principles for the two strategic allocations in the emerging Local Plan.



## APPENDIX 1

### DWELLINGS COMPLETED 2018/19 BY PARISH AND WARD

WARD/PARISH	NO. OF FLATS	NO. OF HOUSES	TOTAL NO. OF DWELLINGS
<b>KIDDERMINSTER:</b>	<b>44</b>	<b>59</b>	<b>103</b>
AGGBOROUGH & SPENNELLS WARD		2	2
BLAKEBROOK & HABBERLEY SOUTH WARD	24	23	47
BROADWATERS WARD		7	7
FOLEY PARK & HOOBROOK WARD	14	13	27
FRANCHE & HABBERLEY NORTH WARD		13	13
OFFMORE & COMBERTON WARD	6	1	7
<b>STOURPORT-ON-SEVERN:</b>	<b>61</b>	<b>9</b>	<b>70</b>
ARELEY KINGS & RIVERSIDE WARD		4	4
LICKHILL WARD			0
MITTON WARD	61	5	66
<b>BEWDLEY &amp; ROCK WARD:</b>		<b>3</b>	<b>3</b>
BEWDLEY PARISH		2	2
RIBBESFORD PARISH			
ROCK PARISH		1	1
<b>WRIBBENHALL &amp; ARLEY WARD:</b>		<b>3</b>	<b>3</b>
BEWDLEY PARISH		2	2
KIDDERMINSTER FOREIGN PARISH		1	1
UPPER ARLEY PARISH			
<b>WYRE FOREST RURAL WARD:</b>		<b>8</b>	<b>8</b>
BROOME PARISH			
CHURCHILL & BLAKEDOWN PARISH			
CHADDESLEY CORBETT PARISH		1	1
RUSHOCK PARISH			
STONE PARISH		4	4
WOLVERLEY & COOKLEY PARISH		3	3

The town of Bewdley is split between 2 wards – Wribbenhall & Arley to the east of the River Severn and Bewdley & Rock to the west of the River Severn. Wyre Forest Rural Ward is made up of 6 parishes lying east of the River Severn. Many are washed over by Green Belt.

## APPENDIX 2

### DISTRICT PROFILE

Total Population (2018) – source ONS population estimates

	Wyre Forest	Worcestershire	West Midlands
All people	101,100	592,100	5,900,800
Males	49,800	291,300	2,924,200
Females	51,200	300,800	2,976,600

Population aged 16-64 (2018) – source ONS population estimates

	Wyre Forest	Wyre Forest %	Worcestershire %	West Midlands %
All people aged 16-64	58,700	58.1	59.7	61.9
Males aged 16-64	29,200	58.6	60.2	62.6
Females aged 16-64	29,500	57.6	59.2	61.2

Employment by Occupation (Oct 2018-Sep 2019) Source ONS annual population survey

	Wyre Forest	Wyre Forest %	Worcestershire %	West Midlands %
Soc 2010 major group 1-3	17,400	39.0	46.3	43.2
1 Managers, directors & senior officials	4,400	9.6	12.7	10.3
2 Professional occupations	7,700	17.0	18.9	19.2
3 Associate professional & technical	5,300	11.7	14.5	13.5
Soc 2010 major group 4-5	13,700	30.6	23.1	21.9
4 Administrative & secretarial	7,900	17.4	11.2	10.6
5 Skilled trades occupations	5,800	12.7	11.8	11.2
Soc 2010 major group 6-7	6,100	13.7	15.5	15.6
6 Caring, leisure and other service occupations	#	#	7.6	8.5
7 Sales and customer service occupations	#	#	7.8	7.1
Soc 2010 major group 8-9	7,500	16.7	15.2	19.2
8 Process plant & machine operatives	#	#	4.9	7.5
9 Elementary occupations	4,800	10.6	10.3	11.6

# sample size too small for reliable estimate

## Earnings by Place of Residence (2019)

	Wyre Forest (£s)	Worcestershire (£s)	West Midlands (£s)
	Gross weekly pay		
Full-time workers	550.5	565.1	550.8
Male full-time workers	593.6	622.3	588.6
Female full-time workers	445.7	496.2	495.3
	Hourly pay excluding overtime		
Full-time workers	12.84	14.04	13.75
Male full-time workers	13.29	15.07	14.33
Female full-time workers	11.59	13.15	12.94

Source: ONS annual survey of hours and earnings – resident analysis. Notes : median earnings for employees living in the area

## Employee jobs (2018) Source: ONS Business Register and Employment Survey

	Wyre Forest (employee jobs)	Wyre Forest %	Worcestershire %	West Midlands %
Total employee jobs	32,000	-	-	-
Full-time	20,000	62.5	65.5	68.4
Part-time	12,000	37.5	34.5	31.6
Employee jobs by industry				
B: Mining and quarrying	0	0	0	0
C: Manufacturing	4,000	12.5	13.5	11.9
D: Electricity, gas, steam and air conditioning supply	0	0	0.1	0.4
E: Water supply, sewerage and waste management	300	0.9	0.8	0.8
F: Construction	1,750	5.5	5.2	4.8
G: Whole and retail; repair of motor vehicles	8,000	25.0	16.7	16.7
H: Transportation and storage	1,250	3.9	3.6	5.6
I: Accommodation and food service activities	2,250	7.0	6.3	5.7
J: Information and communication	500	1.6	3.2	2.8
K: Financial and insurance activities	350	1.1	1.6	2.4
L: Real estate activities	700	2.2	2.4	1.8
M: Professional, scientific and technical activities	1,500	4.7	6.7	7.0
N: Administrative and support service activities	2,000	6.2	9.5	8.7
O: Public administration and defence	900	2.8	3.2	8.7
P: Education	3,500	10.9	9.1	9.5
Q: Human health and social work activities	3,500	10.9	13.5	13.6
R: Arts, entertainment and recreation	1,250	3.9	2.4	2.0

S: Other service activities	600	1.9	2.4	2.4
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### Earnings by place of work (2019)

	Wyre Forest (£s)	Worcestershire (£s)	West Midlands (£s)
	Gross weekly pay		
Full-time workers	513.9	529.8	552.5
Male full-time workers	531.1	566.7	595.7
Female full-time workers	462.1	479.1	492.6
	Hourly pay – excluding overtime		
Full-time workers	12.45	13.00	13.79
Male full-time workers	12.45	13.28	14.37
Female full-time workers	11.72	12.33	12.90

Source: ONS annual survey of hours and earnings – workplace analysis

### UK Business Counts (2019)

	Wyre Forest (numbers)	Wyre Forest %	Worcestershire (numbers)	Worcestershire %
	Enterprises			
Micro (0 to 9)	3,840	91.3	24,240	89.8
Small (10 to 49)	315	7.5	2,250	8.3
Medium (50 to 249)	40	1.0	405	1.5
Large (250+)	10	0.2	110	0.4
Total	4,205	-	27,005	-
	Local units			
Micro (0 to 9)	4,120	86.6	26,095	85.4
Small (10 to 49)	535	11.2	3,615	11.8
Medium (50 to 249)	95	2.0	750	2.5
Large (250+)	10	0.2	95	0.3
Total	4,760	-	30,555	-

Source: Inter Departmental Business Register (ONS)

Note: % is as a proportion of total (enterprises or local units)