

APPENDIX

Schedule of Recommended Main Modifications to the Wyre Forest District Local Plan (2016-2036)

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Introduction

This schedule sets out the main modifications (MMs) that are recommended in the accompanying report to make the Plan sound

Text which should be added to the Plan as a consequence of these modifications is shown **underlined and in bold** and text which should be removed from the Plan as a consequence of these modifications is shown ~~struck through~~. All paragraph, table and page numbers refer to the submission version of the Wyre Forest District Local Plan (2016-36) (January 2020 version).

There are no recommended main modifications to the following chapters in the Plan and therefore these chapters are not included in this Appendix:

- Foreword
- Chapter 2 – Key Issues and Challenges
- Chapter 4 – Core Policies Introduction
- Chapter 17 – Development Management Introduction
- Chapter 19 - Providing Accommodation for Gypsies, Travellers and Travelling Showpeople

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Section of Local Plan: Chapter 1 – Introduction and Context			
MM1.1	Paragraph 1.1	This document is Wyre Forest District Council’s Local Plan Pre-Submission Publication. In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 it has been published to allow representations to be made before the document is submitted to the Planning Inspectorate. Consultation on the Local Plan Pre-Submission Publication will run from 2 nd September 2019 to 14 th October 2019. All representations received from this consultation and the previous Pre-Submission consultation that was held in Autumn/Winter 2018 will be submitted with the Local Plan to the Secretary of State for examination in public.	This document is Wyre Forest District Council's Local Plan Pre-Submission Publication . In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 it has been was published to allow representations to be made before submitting the document is submitted to the Planning Inspectorate. The re-opened consultation on the Local Plan Pre-Submission Publication will run ran from 2 September 2019 to 14 October 2019. All representations received from this consultation and the previous Pre-Submission consultation that was held in Autumn/Winter 2018 will be were submitted with the Local Plan to the Secretary of State in April 2020 for examination in public.
MM1.2	Paragraph 1.2	Wyre Forest District Council (WFDC) is the local planning authority responsible from producing the Local Plan; town and parish councils can produce neighbourhood plans, and Worcestershire County Council is responsible for producing the minerals and waste local plans and also the Local Transport Plan. Together these plans make up the Development Plan, which sets out where development can take place, or where it should be avoided, and what form and type of development should take place.	Wyre Forest District Council (WFDC) is the local planning authority responsible for producing the Local Plan; town and parish councils can produce neighbourhood plans, and Worcestershire County Council is responsible for producing the minerals and waste local plans, and also the Local Transport Plan . Together these plans make up the Development Plan, which sets out where development can take place, or where it should be avoided, and what form and type of development should take place.
MM1.3	Paragraph 1.3	What is the Local Plan Review?	What is the Local Plan Review?

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Section of Local Plan: Chapter 1 – Introduction and Context			
		<p>This document is the latest stage in the preparation of the Wyre Forest Local Plan Review which sets out the long-term vision and strategic context for managing and accommodating growth within the District until 2036. The aim of the Local Plan is to set out:</p> <ul style="list-style-type: none"> • the areas where development will take place; • the areas that will be protected; and • policies that will be used to determine planning applications. 	<p>This document is the latest stage in the preparation of the Wyre Forest District Local Plan, Review which It sets out the long-term vision and strategic context for managing and accommodating growth within the District until 2036 <u>in order to contribute to the achievement of sustainable development.</u></p> <p>The aim of the Local Plan is to set out:</p> <ul style="list-style-type: none"> • the areas where development will take place; • the areas that will be protected; and • policies that will be used to determine planning applications.
MM1.4	Paragraph 1.4	Under the planning system most development needs planning permission. The principal basis for making those decisions is the development plan; this emerging Local Plan once adopted will form the main part of it for Wyre Forest District, replacing the currently adopted Local Plan.	Under the planning system most development needs planning permission. The principal basis for making those decisions is the development plan; this emerging Local Plan once adopted will forms the main part of it for Wyre Forest District, replacing the currently previously adopted Local Plan.
MM1.5	Paragraph 1.5	<p>How has the Local Plan Review been prepared?</p> <p>The key stages for preparing the Local Plan have included gathering evidence, identifying key issues and options and public consultation. The Council has consulted extensively on the development of the Local Plan. Key public consultations are listed below:</p>	<p>How has the Local Plan Review been prepared?</p> <p>The key stages for preparing the Local Plan have included gathering evidence, identifying key issues and options and public consultation. The Council has consulted extensively on</p>

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		<ul style="list-style-type: none"> • Issues and Options consultation – Autumn 2015 • Preferred Options consultation – Summer 2017 • Pre-Submission Publication consultation – Autumn/Winter 2018 • Re-opening of Pre-Submission Publication consultation – September/October 2019 	<p>the development of the Local Plan. Key public consultations that were undertaken are listed below:</p> <ul style="list-style-type: none"> • Issues and Option consultation – Autumn 2015 • Preferred Options consultation – Summer 2017 • Pre-Submission Publication consultation – Autumn/Winter {2018} <p>Re-opening of Pre-Submission Publication consultation – September/October {2019}</p>
MM1.6	Paragraph 1.6	<p>The Council received more than 1,600 responses to the Issues and Options public consultation, and over 5,000 responses to the Preferred Options public consultation, many of which were very detailed. Summaries of the consultation responses and key issues raised for the Issues and Options consultation and the Preferred Options consultation are available on the Council’s website. (Note: Consultation responses to the Pre-Submission Publication will be made available on the Council’s website at Submission stage). In addition, a number of ‘Call for Sites’ has been undertaken during which landowners were able to submit their sites for consideration. Various meetings have been held throughout the process including meetings with Worcestershire County Council, meetings with Statutory Consultees such as Historic England and Natural England, ongoing discussions with service and infrastructure providers and other local authorities and key bodies. Wherever</p>	<p>The Council received more than 1,600 responses to the Issues and Options public consultation, and over 5,000 responses to the Preferred Options public consultation, many of which were very detailed. The Council also received over 1,500 responses for the Pre-Submission consultations. Summaries of the consultation responses and key issues raised for the Issues and Options consultation and the Preferred Options consultations are available on the Council’s website. (Note: Consultation responses to the Pre-Submission Publication will be made available on the Council’s website at Submission stage). In addition, the Council undertook a number of ‘Call for Sites’ has been undertaken during which landowners were able to submit their sites for consideration. Various meetings have been were held throughout the process including meetings with Worcestershire County Council, meetings with Statutory Consultees such as Historic England and Natural England, ongoing discussions with service and infrastructure providers</p>

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		possible, responses have been taken into account in the preparation of this emerging Local Plan.	<p>and other local authorities and key bodies. Wherever possible, responses have been were taken into account in the preparation of this emerging Local Plan.</p> <p><u>The Submission version of the Local Plan was approved by a meeting of the full Council in February 2020. The Council submitted the Submission version of the Local Plan in April 2020 to the Secretary of State for examination by an independent Government appointed Planning Inspector. All consultation responses received for the Local Plan Pre-Submission Publication documents and the evidence base studies were passed to the Planning Inspector.</u></p> <p><u>The examination in public commenced in April 2020 with the Public Hearings held in early 2021 and the adoption of the Local Plan took place in (date to be inserted in due course).</u></p>
MM1.7	Paragraph 1.7	The content of the Wyre Forest emerging Local Plan has to be in conformity to the Government’s national planning policy as set out in the National Planning Policy Framework (NPPF), and the guidance contained in the National Planning Practice Guidance, the content of new relevant legislation and Government statements about planning. Whilst preparing this Pre-Submission Publication, the Government published its draft revised NPPF in March 2018 with the final version being published on 24 th July 2018. Further updates to the NPPF have since been published by the Government on 19 th February 2019.	The content of the Wyre Forest emerging Local Plan has to be in <u>consistent with</u> conformity to the Government's national planning policy as set out in the National Planning Policy Framework (NPPF), <u>enabling the delivery of sustainable development in accordance with the NPPF. The Plan has also been informed by</u> and the guidance contained in the National Planning Practice Guidance, the content of new relevant legislation and Government statements about planning. Whilst preparing this Pre-Submission Publication <u>Local Plan</u> , the Government published its draft revised NPPF in March 2018 with the final version being published on 24 th July 2018.

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			Further updates to the NPPF have since been <u>were later</u> published by the Government on 19 February 2019 <u>and 20th July 2021</u> .
MM1.8	Paragraph 1.8	The current adopted Local Plan has served the District well. It has effectively directed development in a sustainable pattern and has brought forward sufficient land to meet the District’s needs whilst at the same time protecting the District from speculative greenfield development. It has supported and encouraged the significant enhancement of the District during its lifetime.	The current adopted Local Plan has served the District well. It has effectively directed development in a sustainable pattern and has brought forward sufficient land to meet the District’s needs whilst at the same time protecting the District from speculative greenfield development. It has supported and encouraged the significant enhancement of the District during its lifetime.
MM1.9	Paragraph 1.9	It has however been necessary to undertake a review of the Local Plan, as the Council has a legal obligation to have an up-to-date Local Plan. This process commenced in September 2015 with the “Issues and Options” consultation which explained that it is necessary to review the current plan for a number of key reasons: <ul style="list-style-type: none"> • To consider the amount of development that will be required in response to the most recent official data (including population trends, demand for housing, economic trends) and locally generated evidence. • To respond to recent changes in legislation (including the Housing and Planning Act 2016) and national planning policy as reflected in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). 	It has however been necessary to undertake a review of the Local Plan, as the <u>The</u> Council has a legal obligation to have an up-to-date Local Plan. This <u>The Local Plan review</u> process commenced in September 2015 with the “Issues and Options” consultation which <u>set out the</u> explained that it is necessary to review the current plan for a number of key reasons <u>for a review</u>: <ul style="list-style-type: none"> • To consider the amount of development that will be required in response to the most recent official data (including population trends, demand for housing, economic trends) and locally generated evidence. • To respond to recent changes in legislation (including the Housing and Planning Act 2016) and national planning policy as reflected in the National Planning Practice Guidance (NPPG).

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		<ul style="list-style-type: none"> To respond to the Government’s demand that Local Planning Authorities should have a Local Plan that is regularly reviewed and evidence-based to enable them to respond strategically to changing development needs over at least a 15 year period. 	<p>Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> <ul style="list-style-type: none"> To respond to the Government’s demand that Local Planning Authorities should have a Local Plan that is regularly reviewed and evidence-based to enable them to respond strategically to changing development needs over at least a 15 year period.
MM1.10	Paragraph 1.10	<p>It is important to note that the proposed Local Plan as set out by this Pre-Submission Publication document is a complete Plan and would be intended to replace all of the currently adopted Core Strategy (2010), Site Allocations and Policies Local Plan (2013), and the Kidderminster Central Area Action Plan (2013). As such the coverage of the new Local Plan will be:</p> <ul style="list-style-type: none"> The strategic element and policies (Part A) as generally currently set out in the adopted Core Strategy; The development management policies (Part B) as generally currently set out by the adopted Site Allocations and Policies DPD; The allocations policies (Part C) as generally currently set out in the adopted “Site Allocations and Policies” and “Kidderminster Central Area Action Plan” DPDs; 	<p>It is important to note that the proposed This Local Plan as set out by this Pre-Submission Publication document is a complete Plan and would be intended to replace previously adopted Local Plan, which included the Core Strategy (2010), Site Allocations and Policies Local Plan (2013), and the Kidderminster Central Area Action Plan (2013). As such the coverage of the new Local Plan is: will be:</p> <ul style="list-style-type: none"> The strategic element and policies (Part A); as generally currently set out in the adopted Core Strategy; The development management policies (Part B); as generally currently set out by the adopted Site Allocations and Policies DPD; The allocations policies (Part C); as generally currently set out in the adopted “Site Allocations and Policies” and “Kidderminster Central Area Action Plan” DPDs;

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		<ul style="list-style-type: none"> The proposed approach to monitoring and implementation (Part D). 	<ul style="list-style-type: none"> The proposed approach to monitoring and implementation (Part D).
MM1.11	Paragraph 1.11	This will assist the reader by placing all aspects of the Local Plan into a single document and will remove the repetition which is unavoidable in the current documentation.	This will assist the reader by placing all aspects of the Local Plan into a single document and will remove the repetition which is unavoidable in the current documentation.
MM1.12	Paragraph 1.16	The NPPF introduces a new ‘soundness’ requirement to be met through the compliance with the Duty to Co-operate. Plans are to be positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Joint working should be diligently undertaken for the mutual benefit of neighbouring authorities and enable Local Planning Authorities to work together to meet development requirements which cannot wholly be met within their own areas. Local Planning Authorities will be expected to demonstrate evidence of having co-operated to plan for issues with cross boundary impacts when their Local Plans are submitted for examination. Co-operate should be a continuous process of engagement.	The NPPF includes a introduces a new ‘soundness’ requirement to be met through the compliance with the Duty to Co-operate. Plans are to be positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Joint working should be diligently undertaken for the mutual benefit of neighbouring authorities and enable Local Planning Authorities to work together to meet development requirements which cannot wholly be met within their own areas. Local Planning Authorities will be expected to demonstrate evidence of having co-operated to plan for issues with cross boundary impacts when their Local Plans are submitted for examination. Co-operate should be a continuous process of engagement.
MM1.13	Paragraph 1.17	As part of its plan making process, Wyre Forest District Council has consulted and engaged with relevant Local Planning Authorities and other public bodies on emerging policies at key stages. The Duty to Co-operate formalises this process and places an emphasis on continuity.	As part of its plan making process, Wyre Forest District Council has consulted and engaged with relevant Local Planning Authorities and other public bodies on emerging policies at key stages. The Duty to Co-operate formalises formalised this process and places placed an emphasis on continuity.

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MM1.14	Paragraph 1.18	Wyre Forest District Council is fully committed to continuing to work positively and proactively with other local authorities and public bodies to address strategic issues in the longer term, particularly with regards to addressing opportunities to meet unmet housing needs. Where necessary, Statements of Common Ground will be prepared for the purposes of the examination stage (in accordance with NPPF).	Wyre Forest District Council is fully committed to continuing to work positively and proactively with other local authorities and public bodies to address strategic issues in the longer term, particularly with regards to addressing opportunities to meet unmet housing needs. Where necessary, Statements of Common Ground will be were prepared for the purposes of the examination stage (in accordance with NPPF).
MM1.15	Paragraph 1.19	<p>Evidence</p> <p>In order to ensure that the Local Plan’s policies are robust and supported by evidence, the Council has carried out and commissioned a wide range of studies. Work undertaken includes the following and can be viewed on the Council’s Planning Policy webpages:</p> <ul style="list-style-type: none"> • Objectively Assessed Housing Needs (now the Housing Needs Study) • Housing and Economic Land Availability Assessment • Site Selection Paper • Employment Land ReviewGreen Belt Study • Strategic Flood Risk Assessment • Water Cycle Study • Heritage Impact Assessment • Ecological Appraisals • Open Space, Built Facilities and Playing Pitch Strategies • A revised settlement hierarchy 	<p>Evidence</p> <p>In order to ensure that the Local Plan’s policies are robust and supported by evidence, the Council has carried out and commissioned a wide range of studies. Work undertaken includes included the following and can be viewed on the Council’s Planning Policy webpages:</p> <ul style="list-style-type: none"> • Objectively Assessed Housing Needs (now the Housing Needs Study) • Housing and Economic Land Availability Assessment • Site Selection Paper • Employment Land ReviewGreen Belt Study • Green Belt Study • Strategic Flood Risk Assessment • Water Cycle Study • Heritage Impact Assessment • Ecological Appraisals • Open Space, Built Facilities and Playing Pitch Strategies • A revised settlement hierarchy

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Section of Local Plan: Chapter 1 – Introduction and Context			
		<ul style="list-style-type: none"> • Retail and Commercial Leisure Needs Survey • Traffic Modelling and Transport Evidence Paper • Infrastructure Delivery Plan • Viability Assessment 	<ul style="list-style-type: none"> • Retail and Commercial Leisure Needs Survey • Traffic Modelling and Transport Evidence Paper • Infrastructure Delivery Plan • Viability Assessment
MM1.16	Paragraph 1.20	A Sustainability Appraisal report is also required under European and government legislation, which has to assess the sustainability implications of the proposals and policies in the emerging Local Plan. A Sustainability Appraisal report has therefore been prepared to accompany the Local Plan.	A Sustainability Appraisal report is also required under European and government legislation, which has to assess the sustainability implications of the proposals and policies in the emerging Local Plan. A Sustainability Appraisal report has was therefore been prepared to accompany the Local Plan.
MM1.17	Paragraph 1.21	<p>Using this Local Plan Pre-Submission Publication Document</p> <p>This Local Plan Pre-Submission Publication has been written with the intention that it should be read as a whole. Taken together, the policies and proposals within the Local Plan Pre-Submission Publication will form a coherent strategy for development in the Wyre Forest Plan area up to 2036 (Local Plan period is 2016 to 2036). It is therefore important that individual policies are not considered in isolation. (Note that the plan period has been extended by 2 years to that which was consulted on at Preferred Options stage. This is so the Local Plan will be in conformity with the NPPF, with a 15 year time period post adoption which is anticipated to be in 2020).</p>	<p>Using this Local Plan Pre-Submission Document</p> <p>This Local Plan Pre-Submission Publication has been written with the intention that it should be read as a whole. Taken together, the policies and proposals within the Local Plan Pre-Submission Publication will form a coherent strategy for development in the Wyre Forest District Plan area up to 2036 (Local Plan period is 2016 to 2036). It is therefore important that individual policies are not considered in isolation. (Note that the plan period has been extended by 2 years to that which was consulted on at Preferred Options stage. This is so the Local Plan will be in conformity with the NPPF, with a 15 year time period post adoption which is anticipated to be in 2020).</p>
MM1.18	Paragraph 1.22	The policies in the emerging Local Plan will only apply where planning permission is required and not where permitted	The polices in the emerging Local Plan will only apply where planning permission is required and not where permitted

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Section of Local Plan: Chapter 1 – Introduction and Context			
		development rights exist as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.	development rights exist as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.
MM1.19	Paragraph 1.24	<p>How to Comment on the Local Plan Pre-Submission Publication document</p> <p>The six week consultation on the Local Plan Pre-Submission Publication will start on Monday 2nd September 2019 and will close promptly at 5:00pm Monday 14th October 2019. No late responses will be accepted.</p>	<p>How to Comment on the Local Plan Pre-Submission Publication document</p> <p>The six week consultation on the Local Plan Pre-Submission Publication will start on Monday 2 September 2019 and will close promptly at 5:00pm Monday 14 October 2019. No late responses will be accepted.</p>
MM1.20	Paragraph 1.25	<p>The consultation response form follows the same structure as the standard response form issued by the Planning Inspectorate. This is so that consultation responses are set out in the way the Planning Inspector will consider comments at the public examination. The consultation response form will be made available to complete on the Council's website: www.wyreforestdc.gov.uk/localplanreview We will only accept responses submitted using the consultation response form.</p>	<p>The consultation response form follows the same structure as the standard response form issued by the Planning Inspectorate. This is so that consultation responses are set out in the way the Planning Inspector will consider comments at the public examination. The consultation response form will be made available to complete on the Council's website: www.wyreforestdc.gov.uk/localplanreview We will only accept responses submitted using the consultation response form.</p>
MM1.21	Paragraph 1.26	<p>The Council strongly encourages responses to be submitted using the on-line response form via the District Council's interactive consultation system. Consultation responses will only be accepted if submitted in one of the following ways:</p> <ul style="list-style-type: none"> • Via the On-line portal 	<p>The Council strongly encourages responses to be submitted using the on-line response form via the District Council's interactive consultation system. Consultation responses will only be accepted if submitted in one of the following ways:</p> <ul style="list-style-type: none"> • Via the On-line portal

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		<ul style="list-style-type: none"> • by downloading the form from our website: www.wyreforestdc.gov.uk/localplanreview • collecting a hard copy from main reception at Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF, or from The Hub (Customer Service Centre), Town Hall, Vicar Street, Kidderminster, DY10 1DB. • forms should be emailed to: LPR@wyreforestdc.gov.uk or posted back to Planning Policy Team, Wyre Forest DC, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF. 	<ul style="list-style-type: none"> • by downloading the form from our website: www.wyreforestdc.gov.uk/localplanreview • collecting a hard copy from main reception at Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF, or from The Hub (Customer Service Centre) Town Hall, Vicar Street, Kidderminster, DY10 1DB. • forms should be emailed to: LPR@wyreforestdc.gov.uk or posted back to Planning Policy Team, Wyre Forest DC, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.
MM1.22	Paragraph 1.27	Please note that representations made at this stage in the process cannot remain anonymous, but details will only be used in relation to the Wyre Forest District Local Plan Review. Your response will be made available to view as part of the Examination process.	Please note that representations made at this stage in the process cannot remain anonymous, but details will only be used in relation to the Wyre Forest District Local Plan Review. Your response will be made available to view as part of the Examination process.
MM1.23	Paragraph 1.28	The Planning Policy Team will host a number of drop-in sessions during the consultation period where you can come along and speak to us about the Local Plan Pre-Submission Publication and how it might affect you. These sessions will be as follows:	The Planning Policy Team will host a number of drop-in sessions during the consultation period where you can come along and speak to us about the Local Plan Pre-Submission Publication and how it might affect you. These sessions will be as follows:
MM1.24	Table 1.0.1, page 10		Delete table showing date, time and venues for consultation drop-in sessions.

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MM1.25	Paragraph 1.29	<p>The Next Stages</p> <p>After the Local Plan Pre-Submission Publication consultation period ends, we will consider all of the consultation responses received during the two consultation periods and may, as a result, update the Submission version of the Local Plan. The Submission version will be approved by a meeting of the full Council which is expected to happen in February 2020. We will then submit the Submission version of the Local Plan for examination by an independent Government appointed Planning Inspector. All consultation responses received for this Local Plan Pre-Submission Publication document and the updated evidence base studies will be passed to the Planning Inspector. (Note: This will also include the consultation responses received by the Council during the Pre-Submission consultation held in Autumn/Winter 2018).</p>	<p>The Next Stages</p> <p>After the Local Plan Pre-Submission Publication consultation period ends, we will consider all of the consultation responses received during the two consultation periods and may, as a result, update the Submission version of the Local Plan. The Submission version will be approved by a meeting of the full Council which is expected to happen in February 2020. We will then submit the Submission version of the Local Plan for examination by an independent Government appointed Planning Inspector. All consultation responses received for this Local Plan Pre-Submission Publication document and the updated evidence base studies will be passed to the Planning Inspector. (Note: This will also include the consultation responses received by the Council during the Pre-Submission consultation held in Autumn/Winter 2018).</p>
MM1.26	Paragraph 1.30	<p>The Council anticipates that an examination in public will be held on the plan in Spring 2020 with adoption of the Local Plan taking place in late 2020. However, the timetable after submission is beyond the Council’s control and will be in the hands of the Government appointed Planning Inspector.</p>	<p>The Council anticipates that an examination in public will be held on the plan in Spring 2020 with adoption of the Local Plan taking place in late 2020. However, the timetable after submission is beyond the Council’s control and will be in the hands of the Government appointed Planning Inspector.</p>
MM1.27	Picture 1.1, page 12		<p>Diagram of key stages to be updated to show which stage we are at, i.e. Submission Adoption Stage.</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 3 – Vision for the Area in 2036			
MM3.1	Paragraph 3.1	In the same way that the issues facing Wyre Forest District were previously consulted on so were the Vision and Objectives for the District. Again there was general support for these although with some suggested changes. Table 3.0.1 below presents the proposed amended Vision and Objectives.	<p>3.1 In the same way that the issues facing Wyre Forest District were previously consulted on so were the Vision and Objectives for the District. Again there was general support for these although with some suggested changes. Table 3.0.1 below presents the proposed amended Vision and Objectives.</p> <p><u>Overall Sustainable Development Objectives</u></p> <p>3.1 In order to achieve a sustainable end result, the Local Plan (through its overall approach and policies) needs to perform a number of roles:</p> <ul style="list-style-type: none"> a. An economic role – contributing to building a strong, responsive and competitive Wyre Forest economy by: <ul style="list-style-type: none"> i. Ensuring that sufficient land of the right type is available in the right locations and at the right time to support economic and social growth and innovation. ii. Identifying and co-ordinating development requirements, including the provision of infrastructure. iii. Promoting accessibility to everyday facilities for all, especially those without a car or those seeking to achieve a modal shift away from the car. iv. Implementing the Worcestershire LEP Strategic Economic Plan.

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Section of Local Plan: Chapter 3 – Vision for the Area in 2036			
			<ul style="list-style-type: none"> v. Implementing the Greater Birmingham and Solihull Strategic Economic Plan. b. A social role – supporting strong, vibrant and healthy communities in Wyre Forest District by: <ul style="list-style-type: none"> i. Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. ii. Fostering a well-designed, beautiful and safe built environment places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being. iii. Creating a strong sense of place by strengthening the distinctive and cultural qualities of towns and villages. iv. Creating safe and accessible environments where crime, disorder and the fear of crime do not undermine quality of life or community cohesion. c. An environmental role – contributing to protecting and enhancing Wyre Forest District’s unique natural, built and historic environment by: <ul style="list-style-type: none"> i. Making effective use of land. ii. Helping to improve Improving biodiversity. iii. Using natural resources prudently. iv. Minimising waste and pollution.

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			<ul style="list-style-type: none"> v. Safeguarding and enhancing landscape character. vi. Protecting significant historic buildings, monuments, sites of archaeological significance and the integrity of local planning designations. vii. Protecting and enhancing green infrastructure. viii. Mitigating and adapting to climate change and flood risk, including moving to a low carbon economy and reducing flood risk and wastewater through water management. <p>3.2 These roles should be delivered through the application of the policies within the NPPF and the Development Plan.</p> <p>3.3 Economic growth can secure higher social and environmental standards and well-designed, beautiful and safe buildings and places can improve the lives of people and communities. For example, the promotion of local food production can help support and diversify the local agricultural economy, promote healthier lifestyles and provide valuable habitats or wildlife. Similarly, sustainable drainage can provide a cost-effective measure to reduce the environmental impact of surface water run-off and increase resilience to flooding. To achieve sustainable development, economic, social and environmental gains will be sought jointly and concurrently wherever possible.</p>

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Section of Local Plan: Chapter 3 – Vision for the Area in 2036			
			<p>3.4 The Local Plan will seek to guide development to achieve sustainable solutions and the policies, taken as a whole, constitute the authority’s view of what sustainable development means in practice for Wyre Forest when promoted through the planning system.</p> <p>3.5 Development proposals will need to accord with the Development Plan, which comprises the adopted Local Plan, neighbourhood plans that have been made, the Waste Core Strategy, Minerals Local Plan, and the Local Transport Plan. Neighbourhood plans that have been approved at referendum are also part of the Development Plan, unless the District Council decides that the neighbourhood plan should not be made. Any relevant adopted Supplementary Planning Documents should also be considered as part of the planning application process.</p> <p><u>Vision and Objectives for 2036</u></p> <p><u>3.6 Table 3.0.1 presents the Local Plan’s Vision for Wyre Forest District up to 2036.</u></p>
MM3.2	Table 3.0.1, page 19	1. In 2036 the three main towns of Kidderminster, Stourport-on-Severn and Bewdley in Wyre Forest District continue to maintain their distinctive and separate identities. The outlying villages have grown organically to meet their own needs. The Rivers Severn and Stour and the Staffordshire and	1. In 2036 the three main towns of Kidderminster, Stourport-on-Severn and Bewdley in Wyre Forest District continue to maintain their distinctive and separate identities <u>and will be the main focus for growth within the district.</u> The outlying villages have grown organically to meet their own needs. The Rivers Severn and Stour and the Staffordshire

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		<p>Worcestershire Canal together with other green infrastructure are valued links for both wildlife and residents within and between the town centres, the surrounding countryside and villages.</p> <p>13. The Kidderminster Eastern Extension will be a well-designed residential development offering a choice of high quality new homes to meet local needs set within an extensive area of green space which is readily accessible to everyone in the area.</p>	<p>and Worcestershire Canal together with other green infrastructure are valued links for both wildlife and residents within and between the town centres, the surrounding countryside and villages.</p> <p>13. The Kidderminster Eastern Extension will be a well-designed residential development offering a choice of high quality new homes to meet local needs set within an extensive area of green space which is readily accessible to everyone in the area. <u>It will also provide a new primary school and a community hub with retail provision.</u></p>
MM3.3	Table 3.0.2, page 20	<p>Plan Objectives</p> <p>6. To protect and support the role of the Green Belt through a strategic review and to identify limited strategic Green Belt release to enable the delivery of the plan whilst reinforcing the role and integrity of the Green Belt for future Plan periods.</p> <p>8. To promote the historic environment and landscape and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p>	<p>Plan Objectives</p> <p>6. To protect and support the role of the Green Belt through a strategic review and to identify limited <u>a necessary and justified level of</u> strategic Green Belt release to enable the delivery of the plan whilst reinforcing the role and integrity of the Green Belt for future Plan periods.</p> <p>8. To promote the historic environment and <u>conserve or enhance the significance of heritage assets and their setting</u> landscape and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p>

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Section of Local Plan: Chapter 5 – Overarching Sustainable Development Principles			
MM5.1	Policy 5A 'Sustainable Development' and reasoned justification.	<p>5.1 The purpose of the planning system is to contribute to the achievement of sustainable development. The Government defined sustainable development via the National Planning Policy Framework (NPPF) which, when taken as a whole constitutes their view of what this means in practice for the planning system in England.</p> <p>5.2 Government's overall requirement is summarised at NPPF paragraph 11 which considers that plans and decisions should apply a presumption in favour of sustainable development. As with the Government's view that the meaning of sustainable development is expressed by the entirety of the NPPF, Wyre Forest District Council considers that the meaning of sustainable development for its area is embodied by the whole of this document and the policies it contains.</p> <p>5.3 The following policy integrates the presumption in favour of sustainable development into the Wyre Forest District Local Plan. It should be noted that this policy does not affect or remove statutory consultation on planning applications.</p> <p>Summary of Preferred Option Responses</p>	Deletion of the entirety of Section 5 of the Plan.

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		<p>General support that Policy 5A broadly reflects national guidance and is consistent with the presumption in favour of sustainable development that is at the heart of the National Planning Policy Framework (NPPF).</p> <p>Summary of Issues and Options Responses</p> <p>General support of the concept of sustainable development and the need to maximise the benefit of existing and future supporting and strategic infrastructure.</p> <p>Policy 5A – Sustainable Development</p> <p>A. When considering development proposals, Wyre Forest District Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work jointly and proactively with applicants in a positive and creative way which mean that proposals can be approved wherever possible, and to secure development that improves economic, social and environmental conditions in the District.</p> <p>B. Planning applications that accord with the policies in the Development Plan (and where relevant, with policies in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.</p>	

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		<p>C. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. <p>Reasoned Justification</p> <p>5.4 The economic, social and environmental aspects that make up sustainable development need to be balanced carefully to accomplish a positive outcome. The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>5.5 In order to achieve a sustainable end result, the Plan (through its overall approach and policies) needs to perform a number of roles:</p>	

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Section of Local Plan: Chapter 5 – Overarching Sustainable Development Principles			
		<p>d. An economic role – contributing to building a strong, responsive and competitive Wyre Forest economy by:</p> <ul style="list-style-type: none"> vi. Ensuring that sufficient land of the right type is available in the right locations and at the right time to support economic and social growth and innovation. vii. Identifying and co-ordinating development requirements, including the provision of infrastructure. viii. Promoting accessibility to everyday facilities for all, especially those without a car or those seeking to achieve a modal shift away from the car. ix. Implementing the Worcestershire LEP Strategic Economic Plan. x. Implementing the Greater Birmingham and Solihull Strategic Economic Plan. <p>e. A social role – supporting strong, vibrant and healthy communities in Wyre Forest by:</p> <ul style="list-style-type: none"> v. Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. vi. Fostering a well-designed and safe built environment, with accessible services and 	

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		<p>open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.</p> <p>vii. Creating a strong sense of place by strengthening the distinctive and cultural qualities of towns and villages.</p> <p>viii. Creating safe and accessible environments where crime, disorder and the fear of crime do not undermine quality of life or community cohesion.</p> <p>f. An environmental role – contributing to protecting and enhancing Wyre Forest’s unique natural, built and historic environment by:</p> <p>ix. Making effective use of land.</p> <p>x. Helping to improve biodiversity.</p> <p>xi. Using natural resources prudently.</p> <p>xii. Minimising waste and pollution.</p> <p>xiii. Safeguarding and enhancing landscape character.</p> <p>xiv. Protecting significant historic buildings, monuments, sites of archaeological significance and the integrity of local planning designations.</p> <p>xv. Protecting and enhancing green infrastructure.</p>	

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		<p>xvi. Mitigating and adapting to climate change and flood risk, including moving to a low carbon economy and reducing flood risk and wastewater through water management.</p> <p>5.6 These roles should be delivered through the application of the policies within the NPPF and the Development Plan.</p> <p>5.7 Economic growth can secure higher social and environmental standards and well-designed buildings and places can improve the lives of people and communities. For example, the promotion of local food production can help support and diversify the local agricultural economy, promote healthier lifestyles and provide valuable habitats or wildlife. Similarly, sustainable drainage can provide a cost-effective measure to reduce the environmental impact of surface water run-off and increase resilience to flooding. To achieve sustainable development, economic, social and environmental gains will be sought jointly and concurrently wherever possible.</p> <p>5.8 The Local Plan will seek to guide development to achieve sustainable solutions and the policies, taken as a whole, constitute the authority’s view of what sustainable development means in practice for Wyre Forest when promoted through the planning system.</p>	

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		5.9 Development proposals will need to accord with the Development Plan, which comprises the adopted Local Plan, neighbourhood plans that have been made, the Waste Core Strategy, Minerals Local Plan, and the Local Transport Plan. Neighbourhood plans that have been approved at referendum are also part of the Development Plan, unless the District Council decides that the neighbourhood plan should not be made. Any relevant adopted Supplementary Planning Documents should also be considered as part of the planning application process.	

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 6 – A Sustainable Future – Development Strategy			
MM6.1	Policy 6A	<p>Policy 6A – Development Needs 2016 – 2036</p> <p>A. During the Plan Period (2016-2036) Wyre Forest District Council will make provision for, monitor and manage the delivery of housing, employment land, retail and offices at the levels of development contained in Table 6.0.1. This delivery will be in accordance with the site allocations set out in Part C of this document.</p>	<p>Policy 6A – <u>Spatial Development Strategy</u> Needs 2016 – 2036</p> <p>A. During the Plan Period (2016-2036) Wyre Forest District Council will make provision for, monitor and manage the delivery of housing, employment land, retail and offices at the levels of development contained in Table 6.0.1. This delivery will be in accordance with the site allocations set out in Part C of this document.</p>

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		<p>B. As required by the Duty to Co-operate [Footnote 6], due consideration will be given, through a future early review of the WFDC Local Plan where necessary and in accordance with the NPPF, to the housing needs of neighbouring local authorities [Footnote 7] in circumstances when it has been clearly established through the local plan process that these needs must be met through provision in the Wyre Forest District area. The review will consider the need for additional growth and plan appropriately for this if the need has been clearly evidenced and justified.</p> <p>Table 6.0.1 Wyre Forest Development Needs 2016-2036</p> <table border="1"> <thead> <tr> <th>Type of Development</th> <th>Amount of Development Required</th> <th>Annual requirement</th> </tr> </thead> <tbody> <tr> <td>Dwellings (net additional)</td> <td>5,520</td> <td>276 (minimum)</td> </tr> <tr> <td>C2 use (Institutional / Care home bed spaces)</td> <td>487 bed spaces</td> <td>Not applicable</td> </tr> </tbody> </table>	Type of Development	Amount of Development Required	Annual requirement	Dwellings (net additional)	5,520	276 (minimum)	C2 use (Institutional / Care home bed spaces)	487 bed spaces	Not applicable	<p>B. As required by the Duty to Co-operate [Footnote 6], due consideration will be given, through a future early review of the WFDC Local Plan where necessary and in accordance with the NPPF, to the housing needs of neighbouring local authorities [Footnote 7] in circumstances when it has been clearly established through the local plan process that these needs must be met through provision in the Wyre Forest District area. The review will consider the need for additional growth and plan appropriately for this if the need has been clearly evidenced and justified.</p> <p>Table 6.0.1 Wyre Forest Development Needs 2016-2036</p> <table border="1"> <thead> <tr> <th>Type of Development</th> <th>Amount of Development Required</th> <th>Annual requirement</th> </tr> </thead> <tbody> <tr> <td>Dwellings (net additional)</td> <td>5,520</td> <td>276 (minimum)</td> </tr> <tr> <td>C2 use (Institutional / Care home bed spaces)</td> <td>487 bed spaces</td> <td>Not applicable</td> </tr> <tr> <td>Employment Land</td> <td>29 hectares</td> <td>Not applicable</td> </tr> </tbody> </table>	Type of Development	Amount of Development Required	Annual requirement	Dwellings (net additional)	5,520	276 (minimum)	C2 use (Institutional / Care home bed spaces)	487 bed spaces	Not applicable	Employment Land	29 hectares	Not applicable
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MM6.2	Reasoned Justification, Paragraph 6.4	<p>6.4 Housing provision will be made for the 5,520 dwellings (net) which includes market housing and affordable housing provision. A separate provision of 487 C2 (e.g. care homes / nursing homes bed spaces) will also be made. This level of housing is considered appropriate by Wyre Forest District Council in order to meet the challenges posed by the need for economic regeneration of the District and the provision of an improved level of affordable housing without undermining the local housing market. Key objectives of the Development Strategy include making provision for:</p> <ol style="list-style-type: none"> a. The right amount of land and type of employment uses at readily accessible locations in which businesses will thrive and be resilient to current and future challenges; 	<p><u>6.4 In arriving at its Spatial Development Strategy, the Council has taken account of national planning policy, responses received through public consultation, and the evidence that has been prepared to support the Local Plan, including the Sustainability Appraisal. The Spatial Development Strategy has been used to shape the site allocations set out in Part C of the Local Plan and will help deliver the Local Plan objectives.</u></p> <p><u>Housing provision</u></p> <p>6.45 Housing provision will be made for the 5,520 dwellings (net) which includes market housing and affordable housing provision. A separate provision of 487 C2 (e.g. care homes / nursing homes bed spaces) will also be made. This level of housing is considered appropriate by Wyre Forest District Council in order to meet the challenges posed by the need for economic regeneration of the District and the provision of an improved level of affordable housing, without undermining the local housing market. Key objectives of the <u>Spatial</u> Development Strategy include making provision for:</p> <ol style="list-style-type: none"> a. The right amount of land and type of employment uses at readily accessible locations in which businesses will thrive and be resilient to current and future challenges; b. Sufficient housing provision that enables the labour force to live locally and contributes to achieving the

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		<ul style="list-style-type: none"> b. Sufficient housing provision that enables the labour force to live locally and contributes to achieving the right mix of housing types so that the wide range of housing needs can be met; c. Whilst the current quantum of available retail provision is considered to be broadly correct it will be necessary to ensure that the retail offer is appropriate to the future requirements of the District. Therefore, whilst it is not anticipated that there will be a need for any additional large scale provision, it may be appropriate for the offer to evolve in order to meet future requirements. Where additional requirements are anticipated to be required to support housing allocations these will be detailed by the specific site allocation policies in Part C of this document. d. Infrastructure that supports communities which are housing the labour force and facilitates the movement of people to their employment, education and other services through the alignment of the phasing of development and supporting infrastructure, including green infrastructure. 	<ul style="list-style-type: none"> right mix of housing types so that the wide range of housing needs can be met; c. Whilst the current quantum of available retail provision is considered to be broadly correct it will be necessary to ensure that the retail offer is appropriate to the future requirements of the District. Therefore, whilst it is not anticipated that there will be a need for any additional large scale provision, it may be appropriate for the offer to evolve in order to meet future requirements. Where additional requirements are anticipated to be required to support housing allocations these will be are detailed by the specific site allocation policies in Part C of this document. d. Infrastructure that supports communities which are housing the labour force and facilitates the movement of people to their employment, education and other services through the alignment of the phasing of development and supporting infrastructure, including green infrastructure.
MM6.3	Paragraph 6.6	As such the figure of 5,520 (from the HNS study, 2018) reflects the necessary housing requirements to satisfy housing need plus additional need arising from the necessity to provide additional affordable housing and opportunities for economic growth. The same report	As such the figure of 5,520 (from the HNS study, 2018) reflects the necessary housing requirements to satisfy housing need plus additional need arising from the necessity to provide additional affordable housing and opportunities for economic growth. The same report separately identifies

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MM6.4	Paragraph 6.10	In order to achieve the required flexibility it is necessary to propose allocations in excess of the housing requirement of 5,520. The Plan therefore includes an over allocation of 15%, to allow for sites not coming forward and to be able to maintain a five year housing land supply. At the time of preparation of this consultation document the Council’s understanding of how this might be informed was guided by the following available data.	In order to achieve the required flexibility it is was necessary to propose allocations in excess of the housing requirement of 5,520. The Plan therefore includes an over allocation of more than 1520% , to allow for sites not coming forward and to be able to maintain a rolling five-year housing land supply. At the time of preparation of this consultation document Local Plan , the Council’s understanding of how this might be informed achieved was guided by the following available data.																																		
MM6.5	Table 6.0.2	<p>Table 6.0.2</p> <table border="1"> <thead> <tr> <th>Source of Supply</th> <th>No. of Net Dwellings (approx.)</th> </tr> </thead> <tbody> <tr> <td>Completions (1st April 2016 to 31st March 2019)</td> <td>585</td> </tr> <tr> <td>Under Construction at 1st April 2019</td> <td>142</td> </tr> <tr> <td>Commitments not yet started at 1st April 2019(Footnote 8)</td> <td>484</td> </tr> <tr> <td>Strategic Allocation Site – Lea Castle Village</td> <td>1,400</td> </tr> <tr> <td>Strategic Allocation site – Kidderminster Eastern Urban Extension</td> <td>1,440</td> </tr> <tr> <td>Remaining Development Sites:</td> <td></td> </tr> <tr> <td>Kidderminster Town</td> <td>990</td> </tr> <tr> <td>Stourport-on-Severn</td> <td>984</td> </tr> </tbody> </table>	Source of Supply	No. of Net Dwellings (approx.)	Completions (1 st April 2016 to 31 st March 2019)	585	Under Construction at 1 st April 2019	142	Commitments not yet started at 1 st April 2019(Footnote 8)	484	Strategic Allocation Site – Lea Castle Village	1,400	Strategic Allocation site – Kidderminster Eastern Urban Extension	1,440	Remaining Development Sites:		Kidderminster Town	990	Stourport-on-Severn	984	<p>Table 6.0.23</p> <table border="1"> <thead> <tr> <th>Source of Supply</th> <th>No. of Net Dwellings (approx.)</th> </tr> </thead> <tbody> <tr> <td>Completions (1st April 2016 to 31st March 2019 2021)</td> <td>585 1,018</td> </tr> <tr> <td>Under Construction at 1st April 2019 2021</td> <td>142 474</td> </tr> <tr> <td>Commitments not yet started at 1st April 2019 2021(Footnote 8)</td> <td>484 1,216</td> </tr> <tr> <td>Strategic Allocation Site – Lea Castle Village (non-pdl part)</td> <td>1,400 800</td> </tr> <tr> <td>Strategic Allocation site – Kidderminster Eastern Urban Extension</td> <td>1,440 1,439</td> </tr> <tr> <td>Remaining Development Sites:</td> <td></td> </tr> <tr> <td>Kidderminster Town</td> <td>990 485</td> </tr> </tbody> </table>	Source of Supply	No. of Net Dwellings (approx.)	Completions (1 st April 2016 to 31 st March 2019 2021)	585 1,018	Under Construction at 1 st April 2019 2021	142 474	Commitments not yet started at 1 st April 2019 2021 (Footnote 8)	484 1,216	Strategic Allocation Site – Lea Castle Village (non-pdl part)	1,400 800	Strategic Allocation site – Kidderminster Eastern Urban Extension	1,440 1,439	Remaining Development Sites:		Kidderminster Town	990 485
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MM6.6	Footnote 8, page 33	<p>Footnote 8: The Commitments shown in the table do not include lapse rates. At 1st April 2019, the lapse rate was 4%. Applying 4% to the commitments not yet started = 484 x 96% = 465. For further information on completions and commitments please refer to the Council’s 5 Year Housing Land Supply Report, which will be updated annually throughout the Plan Period).</p>	<p>Footnote 8: The Commitments shown in the table 6.0.3 do not include lapse rates. At 1st April 2019 2021, the lapse rate was 4%. Applying 4% to the commitments not yet started = 484 1,216 x 96% = 465 1,167. For further information on completions and commitments please refer to the Council’s 5 Year Housing Land Supply Report, which will be updated annually throughout the Plan Period}.</p>														
MM6.7	Policy 6B – Locating New Development	<p>Policy 6B – Locating New Development</p> <p>A. The Development Strategy and the site allocations in this Plan (as described by Policies 6C- 6F) are based upon the following principles:</p> <ul style="list-style-type: none"> i. Provide accessible, attractive employment sites and positive policies to deliver job creation opportunities. ii. Provide for and facilitate the delivery of sufficient accessible housing to meet as a minimum the objectively assessed needs to 2036. iii. Encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land. 	<p>Policy 6B – Locating New Development</p> <p>A. The Spatial Development Strategy and the site allocations in this Plan (as described by Policies 6C- 6F) are based upon the following principles:</p> <ul style="list-style-type: none"> i. Provide accessible, attractive employment sites and positive policies to deliver job creation opportunities. ii. Provide for and facilitate the delivery of sufficient accessible housing to meet as a minimum the objectively assessed needs to 2036. iii. Encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land. 														

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		<p>iv. Safeguard and (wherever possible) enhance the open countryside.</p> <p>v. Maintain the openness of the Green Belt (as identified on the Policies Map).</p> <p>vi. Focus most development in and adjacent to the urban areas, where both housing needs and accessibility to more effective public service provision are greatest.</p> <p>B. Windfall development proposals will be assessed in accordance with the settlement hierarchy described below:</p> <p>Table 6.0.3 Wyre Forest Settlement Hierarchy</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Settlement Included</th> <th>Role</th> <th>Suitable Development</th> </tr> </thead> <tbody> <tr> <td>Main Town</td> <td>Kidderminster</td> <td> <ul style="list-style-type: none"> Administrative centre of the District Focus of public services Focus of employment </td> <td> <ul style="list-style-type: none"> Focus of large scale housing provision including Kidderminster Eastern Extension Utilisation of appropriate brownfield and greenfield sites, subject </td> </tr> </tbody> </table>	Category	Settlement Included	Role	Suitable Development	Main Town	Kidderminster	<ul style="list-style-type: none"> Administrative centre of the District Focus of public services Focus of employment 	<ul style="list-style-type: none"> Focus of large scale housing provision including Kidderminster Eastern Extension Utilisation of appropriate brownfield and greenfield sites, subject 	<p>iv. Safeguard and (wherever possible) enhance the open countryside.</p> <p>v. Maintain the openness of the Green Belt (as identified on the Policies Map).</p> <p>vi. Focus most development in and adjacent to the urban areas, where both housing needs and accessibility to more effective public service provision are greatest.</p> <p>vii. <u>Protect from development areas that are sensitive because of their landscape, heritage assets or biodiversity.</u></p> <p>B. Windfall development proposals will be assessed in accordance with the settlement hierarchy described below:</p> <p>Table 6.0.3 Wyre Forest Settlement Hierarchy</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Settlement Included</th> <th>Role</th> <th>Suitable Development</th> </tr> </thead> <tbody> <tr> <td>Main Town</td> <td>Kidderminster</td> <td> <ul style="list-style-type: none"> Administrative centre of the District Focus of public services Focus of employment </td> <td> <ul style="list-style-type: none"> Focus of large scale housing provision including Kidderminster Eastern Extension Utilisation of appropriate brownfield and greenfield </td> </tr> </tbody> </table>	Category	Settlement Included	Role	Suitable Development	Main Town	Kidderminster	<ul style="list-style-type: none"> Administrative centre of the District Focus of public services Focus of employment 	<ul style="list-style-type: none"> Focus of large scale housing provision including Kidderminster Eastern Extension Utilisation of appropriate brownfield and greenfield
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					<p>to the more detailed Plan policies</p> <ul style="list-style-type: none"> • Comparison and convenience A1 retail (to meet District requirements and needs) • Commercial leisure • Large and small scale offices • Residential • Employment • Hotels, tourism and leisure • Sports and education facilities • Major services 				<p>sites, subject to the more detailed Plan policies</p> <ul style="list-style-type: none"> • Comparison and convenience A1 retail (to meet District requirements and needs) • Commercial leisure • Large and small scale offices • Residential • Employment • Hotels, tourism and leisure • Sports and education facilities • Major services
		Large Market Town	Stourport-on-Severn	<ul style="list-style-type: none"> • Comprehensive range of local services • Employment for residents and those in nearby rural areas • River/Canal based Tourism and leisure 	<ul style="list-style-type: none"> • Support role in the provision of larger scale housing • Utilisation of appropriate brownfield and greenfield sites, subject to the more detailed Plan policies 	Large Market Town	Stourport-on-Severn	<ul style="list-style-type: none"> • Comprehensive range of local services • Employment for residents and those in nearby rural areas • River/Canal based Tourism and leisure 	<ul style="list-style-type: none"> • Support role in the provision of larger scale housing • Utilisation of appropriate brownfield and greenfield sites, subject

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				<ul style="list-style-type: none"> Convenience A1 retail (to meet the needs of Stourport-on-Severn) Local services Employment, offices and commerce Sports and recreation uses 				<ul style="list-style-type: none"> to the more detailed Plan policies Convenience A1 retail (to meet the needs of Stourport-on-Severn) Local services Employment, offices and commerce Sports and recreation uses 	
		Market Town	Bewdley	<ul style="list-style-type: none"> A range of local services Employment opportunities especially for rural area west of the River Severn Tourism and leisure 	<ul style="list-style-type: none"> Convenience A1 retail to meet local needs. Employment, offices and commerce Housing to meet local needs and to ensure long-term vitality and viability Leisure and business tourism Local services 			<ul style="list-style-type: none"> Convenience A1 retail to meet local needs. Employment, offices and commerce Housing to meet local needs and to ensure long-term vitality and viability Leisure and business tourism Local services 	
		Villages covered (washed)	Chaddesley Corbett Wolverley	<ul style="list-style-type: none"> Varying ranges of local services and facilities 	<ul style="list-style-type: none"> Housing to meet local needs via allocated sites 			<ul style="list-style-type: none"> Convenience A1 retail to meet local needs. Employment, offices and commerce Housing to meet local needs and to ensure long-term vitality and viability Leisure and business tourism Local services 	
						Market Town	Bewdley	<ul style="list-style-type: none"> A range of local services Employment opportunities especially for rural area west of the River Severn Tourism and leisure 	<ul style="list-style-type: none"> Convenience A1 retail to meet local needs. Employment, offices and commerce Housing to meet local needs and to ensure long-term vitality and viability Leisure and business tourism Local services

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		over) by Green Belt	Upper Arley		and rural exceptions sites in appropriate circumstances <ul style="list-style-type: none"> Local services Small scale rural employment including offices 	Villages, <u>settlements and rural hamlets</u> covered (washed over) by Green Belt	Chaddesley Corbett Wolverley Upper Arley	<ul style="list-style-type: none"> Varying ranges of local services and facilities 	<ul style="list-style-type: none"> Housing to meet local needs via allocated sites and rural exceptions sites in appropriate circumstances Limited infilling in villages Local services Small scale rural employment including offices 		
Other villages and rural settlements	Inset Green Belt: <ul style="list-style-type: none"> Fairfield Cookley Blakedown Wilden Lea Castle Non Green Belt: <ul style="list-style-type: none"> Clows Top Rock Bliss Gate Far Forest Callow Hill 	<ul style="list-style-type: none"> Varying ranges of local services and facilities Settlements to west of River Severn tend to have a widely dispersed catchment for employment, services etc 	<ul style="list-style-type: none"> Housing to meet local needs via allocated sites and rural exceptions sites in appropriate circumstances Infill development within settlement boundary Local services Small scale rural employment including offices 	Other villages, and rural settlements	Inset Green Belt: <ul style="list-style-type: none"> Fairfield Cookley Blakedown Wilden Lea Castle Non Green Belt: <ul style="list-style-type: none"> Clows Top Rock Bliss Gate Far Forest Callow Hill 					<ul style="list-style-type: none"> Varying ranges of local services and facilities Settlements to west of River Severn tend to have a widely dispersed catchment for employment, services etc 	<ul style="list-style-type: none"> Housing to meet local needs via allocated sites and rural exceptions sites in appropriate circumstances Infill development within settlement boundary Local services Small scale rural employment,
New Village	Inset Green Belt:	<ul style="list-style-type: none"> New sustainable village with 	<ul style="list-style-type: none"> Residential Employment 								

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		<table border="1" data-bbox="607 400 1328 699"> <tr> <td data-bbox="745 400 909 699"> <ul style="list-style-type: none"> Lea Castle Village </td> <td data-bbox="909 400 1122 699"> <p>enough housing to generate a new village centre with local facilities and primary school.</p> <ul style="list-style-type: none"> To also include employment use. </td> <td data-bbox="1122 400 1328 699"> <ul style="list-style-type: none"> Sports and education facilities Local services </td> </tr> </table> <p data-bbox="607 772 1328 1091">C. Where a community decides to develop a Neighbourhood Plan the District Council will cooperate with and support the community in this activity so that greater local control over the location of development can be exerted whilst supporting the delivery of the Local Plan. Neighbourhood Plans will need to be consistent with the strategic policies of the Local Plan as a whole and will be expected to support the District in meeting its development needs.</p> <p data-bbox="607 1139 1328 1383">D. The open countryside is defined as land beyond any development boundary. In the open countryside development will be strictly controlled and will be limited to dwellings for rural workers, replacement dwellings and rural exception sites (Policy 8C); employment development in rural areas and buildings for agriculture and forestry (Policy 21B) and renewable</p>	<ul style="list-style-type: none"> Lea Castle Village 	<p>enough housing to generate a new village centre with local facilities and primary school.</p> <ul style="list-style-type: none"> To also include employment use. 	<ul style="list-style-type: none"> Sports and education facilities Local services 	<table border="1" data-bbox="1350 400 2076 799"> <tr> <td data-bbox="1350 400 1491 799">New Village</td> <td data-bbox="1491 400 1659 799">Inset Green Belt: <ul style="list-style-type: none"> Lea Castle Village </td> <td data-bbox="1659 400 1877 799"> <ul style="list-style-type: none"> New sustainable village with enough housing to generate a new village centre with local facilities and primary school. To also include employment use. </td> <td data-bbox="1877 400 2076 799"> <p>including offices</p> <ul style="list-style-type: none"> Residential Employment Sports and education facilities Local services </td> </tr> </table> <p data-bbox="1350 879 2076 1198">C. Where a community decides to develop bring forward a Neighbourhood Plan the District Council will cooperate with and support the community in this activity so that greater local control over the location of development can be exerted whilst supporting the delivery of the Local Plan. Neighbourhood Plans will need to be consistent with the strategic policies of the Local Plan as a whole and will be expected to support the District in meeting its development needs.</p> <p data-bbox="1350 1246 2076 1383">D. The open countryside is defined as land beyond any development boundary. In the open countryside development Development of land beyond settlement boundaries will be strictly controlled and will be limited</p>	New Village	Inset Green Belt: <ul style="list-style-type: none"> Lea Castle Village 	<ul style="list-style-type: none"> New sustainable village with enough housing to generate a new village centre with local facilities and primary school. To also include employment use. 	<p>including offices</p> <ul style="list-style-type: none"> Residential Employment Sports and education facilities Local services
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		<p>energy projects (Policy 24B) and development specifically permitted by other Wyre Forest Local Plan policies.</p> <p>E. The Green Belt (as identified on the Policies Map) will be maintained and development proposed within the Green Belt will be considered in accordance with national policy as set out in the NPPF, and with the policies set out in this Local Plan. In particular, Local Plan Policies 7A, 7B, 18B, 25A and 35.</p>	<p>to dwellings for rural workers, replacement dwellings and rural exception sites (Policy 8C); employment development in rural areas and buildings for agriculture and forestry (Policy 21B) and renewable energy projects (Policy 24B) and development specifically permitted by other Wyre Forest Local Plan policies.</p> <p>E. The Green Belt (as identified on the Policies Map) will be maintained and development proposed within the Green Belt will be considered in accordance with national policy as set out in the NPPF, and with the policies set out in this Local Plan, in particular, Local Plan Policies 7A, 7B, 18B, 25A and 35.</p>
MM6.8	Paragraph 6.19	<p>Locally, the Green Belt continues to serve all the purposes of national policy and the boundaries are considered to be strong and enduring. However, due to the exceptional circumstances of an increased housing demand coupled with a reduced amount of brownfield land and a very tightly constrained Green Belt boundary restricting the ability to develop sustainable locations the District Council considered it necessary to undertake a Green Belt Review through this Local Plan Review (NPPF para 136). Where the Green Belt is fundamental in preventing the neighbouring towns from merging (e.g. between Bewdley and Kidderminster along the A456 corridor and Kidderminster and Stourport-on-Severn along the A451 corridor), it will be</p>	<p>Locally, the Green Belt continues to serve all the purposes of national policy and the boundaries are considered to be strong and enduring. However, due to the exceptional circumstances of an increased housing demand coupled with a reduced amount of brownfield land and a very tightly constrained Green Belt boundary restricting the ability to develop sustainable locations the District Council considered it necessary to undertake a Green Belt Review through this Local Plan Review (NPPF para 140 136). Where the Green Belt is fundamental in preventing the neighbouring towns from merging (e.g. between Bewdley and Kidderminster along the A456 corridor and Kidderminster and Stourport-on-Severn along the A451 corridor), it will be particularly important to ensure that the land remains open.</p>

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		particularly important to ensure that the land remains open.	
MM6.9	Paragraph 6.29	In line with the NPPF (Para 136) Wyre Forest District Council has determined the need for a review of the Green Belt within the District under the exceptional circumstances provision. This is to specifically accommodate larger scale development such as new settlements or major urban extensions and is necessary due to the scale of development needs identified for the District up until 2036.	In line with the NPPF (Para 140 136) Wyre Forest District Council has determined the need for a review of the Green Belt within the District under the exceptional circumstances provision. This is to specifically accommodate larger scale development such as new settlements or major urban extensions and is necessary due to the scale of development needs identified for the District up until 2036.
MM6.10	Paragraph 6.30	The proposed housing requirement is 5,520 dwellings for the plan period plus an additional 487 C2 Institutional (e.g. care homes / nursing homes bed spaces). The Plan also allocates in excess of the housing requirement by 15% to allow for sites that may not come forward.	The proposed housing requirement is 5,520 dwellings for the plan period plus an additional 487 C2 Institutional (e.g. care homes / nursing homes bed spaces). The Plan also allocates in excess of the housing requirement by 15- more than 20% to allow for sites that may not come forward.
MM6.11	Policy 6E – Role of Stourport-on-Severn and Bewdley as Market Towns	<p>Policy 6E – Role of Stourport-on-Severn and Bewdley as Market Towns</p> <p>Within the District’s market towns of Stourport-on-Severn and Bewdley, both of which have Conservation Areas as their town centres, the following development proposals will be sought:</p> <ul style="list-style-type: none"> • Employment, start-up business units and commerce, to provide local employment opportunities and enhance economic viability. 	<p>Policy 6E – Role of Stourport-on-Severn and Bewdley as Market Towns</p> <p>Within the District’s market towns of Stourport-on-Severn and Bewdley, both of which have Conservation Areas as their town centres, the following development proposals will be sought:</p> <ul style="list-style-type: none"> • Employment, start-up business units and commerce, to provide local employment opportunities and enhance economic viability.

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		<ul style="list-style-type: none"> • Current A1 retail provision will be safeguarded where possible, however, diversification proposals will be assessed against their overall positive contribution to the town centre. • New retail development proposals should be appropriate to the town’s position in the District’s settlement hierarchy. • Developments which provide additional community and health facilities for the local area. • Sustainable transport infrastructure should be enhanced to ensure ease of access to the town’s services and facilities, particularly from the surrounding rural areas. Access from the market towns to the higher order services available in Kidderminster will also be improved where practical and viable. • There will be some Green Belt release to enable the market towns to contribute to the housing requirement whilst addressing the need for sustainability and cost effective infrastructure provision (see Policy 33 and 34). • Sufficient protection/provision of outdoor sports facilities. • Development within the towns’ Conservation Areas must preserve or enhance those areas, the heritage assets contained therein and their settings. <p>Stourport-on-Severn:</p>	<ul style="list-style-type: none"> • Current A1 retail provision will be safeguarded where possible, however, diversification proposals will be assessed against their overall positive contribution to the town centre. • New retail development proposals should be appropriate to the town’s position in the District’s settlement hierarchy. • Developments which provide additional community and health facilities for the local area. • Sustainable transport infrastructure should be enhanced to ensure ease of access to the town’s services and facilities, particularly from the surrounding rural areas. Access from the market towns to the higher order services available in Kidderminster will also be improved where practical and viable. • There will be some Green Belt release to enable the market towns to contribute to the housing requirement whilst addressing the need for sustainability and cost effective infrastructure provision (see Policy 33 and 34). • Sufficient protection/provision of outdoor sports facilities. • Development within the towns’ Conservation Areas must preserve or enhance those areas, the heritage assets contained therein and their settings. <p>Stourport-on-Severn:</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 6 – A Sustainable Future – Development Strategy			
		<ul style="list-style-type: none"> • Due to its role in the settlement hierarchy and mix of employment and service opportunities, Stourport-on-Severn is expected to make an important contribution to meeting the District’s requirements for new homes. The focus will be on existing brownfield sites within the urban area and sustainable, suitable greenfield sites such as the site at Pearl Lane (AKR/14). • Developments which will increase the variety and mix of the tourism offer in the town will be encouraged and facilities which focus on heritage tourism, particularly capitalising on the historic canal basins, will be especially promoted. • Development within the three Conservation Areas should preserve or enhance those areas. • The proposed allocations for Stourport-on-Severn are detailed at Policy 33. <p>Bewdley:</p> <ul style="list-style-type: none"> • Bewdley’s contribution towards the District’s housing need will be limited to the site allocations for Bewdley in this local plan. This reflects the town’s conservation context and the more limited availability of jobs and services within the town. Some limited greenfield development will be permitted to enable this. • The role of Bewdley as a sustainable tourist destination is to be enhanced, with sustainable transport links to 	<ul style="list-style-type: none"> • Due to its role in the settlement hierarchy and mix of employment and service opportunities, Stourport-on-Severn is expected to make an important contribution to meeting the District’s requirements for new homes. The focus will be on existing brownfield sites within the urban area and sustainable, suitable greenfield sites such as the site at Pearl Lane (Policy 33.5) (AKR/14). • Developments which will increase the variety and mix of the tourism offer in the town will be encouraged and facilities which focus on heritage tourism, particularly capitalising on the historic canal basins, will be especially promoted. • Development within the three Conservation Areas should preserve or enhance those areas. • The proposed allocations for Stourport-on-Severn are detailed at Policy 33. <p>Bewdley:</p> <ul style="list-style-type: none"> • Bewdley’s contribution towards the District’s housing need will be limited to <u>the development of the allocated sites for Bewdley and development which ensures the long-term vitality and viability of Bewdley.</u> the site allocations for Bewdley in this local plan. This reflects the town’s conservation context and the more limited availability of jobs and services within the town.

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Section of Local Plan: Chapter 6 – A Sustainable Future – Development Strategy			
		<p>the Wyre Forest, Severn Valley Railway, West Midland Safari and Leisure Park and Kidderminster Rail station being a particular focus, where practical and viable.</p> <ul style="list-style-type: none"> • Development within the Bewdley and Wribbenhall Conservation Areas should preserve or enhance those areas. • The proposed allocations for Bewdley are detailed at Policy 34. 	<p>Some limited greenfield development will be permitted to enable this.</p> <ul style="list-style-type: none"> • The role of Bewdley as a sustainable tourist destination is to be enhanced, with sustainable transport links to the Wyre Forest, Severn Valley Railway, West Midland Safari and Leisure Park and Kidderminster Rail station being a particular focus, where practical and viable. • Development within the Bewdley and Wribbenhall Conservation Areas should preserve or enhance those areas. • The proposed allocations for Bewdley are detailed at Policy 34.
MM6.12	Policy 6F – Role of the existing villages and rural areas	<p>Policy 6F – Role of the existing villages and rural areas</p> <p>Sustaining Community Facilities and Services</p> <ul style="list-style-type: none"> • Developments that provide the rural community with essential facilities and services will be supported in principle. • The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel. • Kidderminster, Stouport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved. 	<p>Policy 6F – Role of the existing villages and rural areas</p> <p>Sustaining Community Facilities and Services</p> <ul style="list-style-type: none"> • Developments that provide the rural community with essential facilities and services will be supported in principle. • The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel. • Kidderminster, Stouport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 6 – A Sustainable Future – Development Strategy			
		<ul style="list-style-type: none"> Where there is a need for new housing in existing villages, priority should be given to locations which are well connected to higher order settlements and which already have key services and facilities. 	<ul style="list-style-type: none"> Where there is a need for new housing in existing villages and rural settlements, priority should be given to locations which are well connected to higher order settlements and which already have key services and facilities.

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 7 – Strategic Green Belt Review			

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
MM7.1	Policy 7A – Strategic Green Belt Review, 4 th paragraph	In accordance with paragraph 136 of the National Planning Policy Framework, a number of changes will be made to the Green Belt boundaries to support the strategic development of Wyre Forest through this Plan.	In accordance with paragraph 136 140 of the National Planning Policy Framework, a number of changes will be made to the Green Belt boundaries to support the strategic development of Wyre Forest through this Plan.
MM7.2	Policy 7A – Strategic Green Belt Review, 2 nd bullet point	<ul style="list-style-type: none"> Changes to the Green Belt boundary will also be made at locations around Kidderminster, Stourport-on-Severn and Bewdley to enable the development needs for the District to be met most sustainable and economically. 	<ul style="list-style-type: none"> Changes to the Green Belt boundary will also be made at locations around Kidderminster, Stourport-on-Severn, and Bewdley and Blakedown to enable the development needs for the District to be met most sustainable and economically.
MM7.3	Paragraph 7.6, Reasoned Justification	The important role of the Green Belt is fully recognised. The NPPF (para 133) states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”	The important role of the Green Belt is fully recognised. The NPPF (para 133 137) states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”
MM7.4	Paragraph 7.7, Reasoned Justification	The NPPF (para 136) states that “Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.”	The NPPF (para 136 140) states that “Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.”

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
MM7.5	Paragraph 7.10, part i, Reasoned Justification	National Planning Policy Framework (NPPF) makes it clear that it is necessary for the evidence base for all Local Plans to be up-to-date. As stated above the Wyre Forest Green Belt was instituted in the mid-1970s and has not been subjected to fundamental review since. The District Council therefore needs to provide up-to-date evidence to support its Green Belt policies. To achieve this it is necessary to perform a review to demonstrate that the Green Belt boundary within the District remain robust and defensible so that it can effectively fulfil the five purposes set out in the NPPF (para 134). The NPPF requires that Green Belt boundary reviews must be established through strategic policies during the preparation or updating of plans.	National Planning Policy Framework (NPPF) makes it clear that it is necessary for the evidence base for all Local Plans to be up-to-date. As stated above the Wyre Forest Green Belt was instituted in the mid-1970s and has not been subjected to fundamental review since. The District Council therefore needs to provide up-to-date evidence to support its Green Belt policies. To achieve this, it is necessary to perform a review to demonstrate that the Green Belt boundary within the District remains robust and defensible so that it can effectively fulfil the five purposes set out in the NPPF (para 134). The NPPF requires that Green Belt boundary reviews must be established through strategic policies during the preparation or updating of plans.
MM7.6	Paragraph 7.16, Reasoned Justification	Without the release of land for development that is currently in the Green Belt, it is highly unlikely the District would be in a position to demonstrate a continuous five year supply of housing land or a continuous supply of employment land over the plan period. The need for housing in general and affordable housing in particular, are matters to be given very substantial weight. Paragraph 145(f) of the NPPF confirms that affordable housing is an issue of sufficient weight for it potentially to be an exception to normal Green Belt policy.	Without the release of land for development that is currently in the Green Belt, it is highly unlikely the District would be in a position to demonstrate a continuous five year supply of housing land or a continuous supply of employment land over the plan period. The need for housing in general and affordable housing in particular, are matters to be given very substantial weight. Paragraph 145(f) 149(f) of the NPPF confirms that affordable housing is an issue of sufficient weight for it potentially to be an exception to normal Green Belt policy.

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
MM7.7	Paragraph 7.18, Reasoned Justification	Paragraph 139 of the NPPF expressly mentions the opportunity to safeguard land within the Green Belt as part of a Local Plan.	Paragraph 139 143 of the NPPF expressly mentions the opportunity to safeguard land within the Green Belt as part of a Local Plan.

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 8 - A Desirable Place to Live			
MM8.1	Chapter 8a and reasoned justification	<p>Policy 8A - Housing Density & Mix</p> <p>A minimum annual average target of 276 new dwellings will be delivered during the plan period to 2036. New housing developments must be well designed and address local housing needs incorporating a range of different types, tenures and sizes of housing to create mixed communities. On the basis of dwelling size data including the data obtained from the Housing Register, which considers needs over aspirations and includes both general and supported housing needs (including housing needs for older people). Table 8.0.1 provides an indicative view on the likely overall dwelling size required. Actual mix of housing will be influenced by both the market and housing needs specific to the site.</p> <p>Table 8.0.1</p>	<p>Policy 8A - Housing Density & Mix & Density</p> <p>A minimum annual average target of 276 new dwellings will be delivered during the plan period to 2036. New housing developments must be well designed and address local housing needs incorporating a range of different types, tenures and sizes of housing to create mixed communities. On the basis of dwelling size data including the data obtained from the Housing Register, which considers needs over aspirations and includes both general and supported housing needs (including housing needs for older people). Table 8.0.1 provides an indicative view on the likely overall mix of housing which may be dwelling size required. Actual mix of housing will be influenced by the context of the site, both the market needs and the most up-to-date housing needs specific to the location site.</p> <p>Table 8.0.1</p>

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Section of Local Plan: Chapter 8 - A Desirable Place to Live																																	
		<p data-bbox="618 408 1205 453">Table 8.0.1 - Suggested dwelling mix for 276 units by market and affordable dwellings (including all types of housing need)</p> <table border="1" data-bbox="618 453 1205 616"> <thead> <tr> <th>Unit size</th> <th>Market</th> <th>Affordable</th> </tr> </thead> <tbody> <tr> <td>One bedroom</td> <td>24</td> <td>23</td> </tr> <tr> <td>Two bedroom</td> <td>87</td> <td>23</td> </tr> <tr> <td>Three + bedroom</td> <td>96</td> <td>23</td> </tr> <tr> <td>Total</td> <td>206</td> <td>69</td> </tr> </tbody> </table> <p data-bbox="618 624 1245 684">Source: Derived from Table 7.6 Housing Need Study (arc4, September 2018)</p> <p data-bbox="618 884 1328 1347">The make up of individual developments, their design and density will be in sympathy with the development context (e.g. brownfield development in a town centre or greenfield) and existing neighbouring development. It is anticipated that new greenfield developments in town centres will have an average density of 35 dwellings per hectare, unless it can be shown that there are strong reasons why this would be in conflict with the development context and existing neighbouring development area. Individual site characteristics may mean that this level of density is not achievable on all greenfield developments and this will need to be evidenced by the applicant through an independently verified financial viability assessment.</p>	Unit size	Market	Affordable	One bedroom	24	23	Two bedroom	87	23	Three + bedroom	96	23	Total	206	69	<p data-bbox="1350 408 2040 512">Table 8.0.1 – Suggested dwelling mix for 276 units by market and affordable dwellings (including all types of housing need)</p> <table border="1" data-bbox="1350 512 2096 699"> <thead> <tr> <th>Unit Size</th> <th>Market</th> <th>Affordable</th> </tr> </thead> <tbody> <tr> <td>One bedroom</td> <td>24 (12%)</td> <td>23 (33.3%)</td> </tr> <tr> <td>Two bedroom</td> <td>87 (42%)</td> <td>23 (33.3%)</td> </tr> <tr> <td>Three + bedroom</td> <td>96 (46%)</td> <td>23 (33.3%)</td> </tr> <tr> <td>Total</td> <td>206 207 (100%)</td> <td>69 (100%)</td> </tr> </tbody> </table> <p data-bbox="1350 703 1984 764">Source: Derived from Table 7.6 Housing Need Study (arc4, September 2018).</p> <p data-bbox="1350 804 2096 1302">The make-up of individual developments, their design and density will be in sympathy with the development context (e.g. brownfield development in a town centre or greenfield) and existing neighbouring development. It is anticipated that new brownfield and greenfield developments in town centres will have an average minimum density of 35 dwellings per hectare, unless it can be shown that there are strong reasons why this would be in conflict with the development context and existing neighbouring development area. Individual site characteristics may mean that this level of density is not achievable on all greenfield developments and this will need to be robustly justified and evidenced by the applicant through an independently verified financial viability assessment in relation to housing needs and local context.</p>	Unit Size	Market	Affordable	One bedroom	24 (12%)	23 (33.3%)	Two bedroom	87 (42%)	23 (33.3%)	Three + bedroom	96 (46%)	23 (33.3%)	Total	206 207 (100%)	69 (100%)
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Section of Local Plan: Chapter 8 - A Desirable Place to Live			
			<p><u>For new housing developments in the district, an indicative guide of densities expected is as follows:</u></p> <ul style="list-style-type: none"> • <u>within Kidderminster town centre, new development will be expected to secure housing densities of 70 dwellings per hectare. In areas adjacent to the town centre and the railway station, new development should incorporate housing densities of at least 50 dwellings per hectare.*</u> • <u>within Stourport-on-Severn town centre new development should meet housing densities of 50 dwellings per hectare*.</u> • <u>within Bewdley and the rural areas new developments should meet housing densities of 35 dwellings per hectare.*</u> <p><u>*There may be circumstances where applying these indicative density requirements will not be appropriate due to the character and surroundings of the proposed site.</u></p> <p>8.8 In the preparation of the April 2017 Objectively Assessed Housing Needs study, stakeholders were asked to identify what types of housing they thought should be built. The following were mentioned:</p> <ul style="list-style-type: none"> • larger affordable family homes; • two- and three-bedroom homes for families; • executive homes;

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Section of Local Plan: Chapter 8 - A Desirable Place to Live			
		<p>8.8 In the preparation of the April 2017 Objectively Assessed Housing Needs stakeholders were asked to identify what types of housing they thought should be built. The following were mentioned:</p> <ul style="list-style-type: none"> • larger affordable family homes; • two- and three-bedroom homes for families; • executive homes; • housing for the elderly including bungalows and lifetime homes, in addition to extra care schemes; <ul style="list-style-type: none"> • specialist housing to support specific household groups identified as in need; and • smaller one bedroom flats to rent. <p>8.9 The NPPF emphasises the need to set minimum standards of density for cities and towns as part of the Local Plan, and in particular it establishes that the minimum standard should be a significant uplift in average density. The 35 dwellings per hectare standard meets this requirement. This standard is considered viable for most development in greenfield sites in town centres, and it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Different density standards could be</p>	<ul style="list-style-type: none"> • housing for the elderly including bungalows and lifetime homes <u>accessible and adaptable dwellings M4(2) of the Building Regulations (2010)</u>, in addition to extra care schemes; <ul style="list-style-type: none"> • specialist housing to support specific household groups identified as in need; and • smaller one-bedroom flats to rent. <p>8.9 The NPPF emphasises the need to set minimum standards of density for cities and towns as part of the Local Plan, and in particular it establishes that the minimum standard should be a significant uplift in average density. The 35 dwellings per hectare standard meets this requirement. This standard is considered viable for most development in <u>on greenfield and brownfield sites in town centres, and it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.</u> Different density standards could be supported where necessary to ensure the development is in sympathy with the development context and existing neighbouring development.</p> <p>New paragraph to be inserted after 8.9: <u>Kidderminster and Stourport-on-Severn provide a good range of jobs and services and the opportunities for accessing the public transport network within these urban areas are higher. The higher density levels indicated for these towns reflect their roles within the settlement hierarchy and will help to</u></p>

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		supported where necessary to ensure the development is in sympathy with the development context and existing neighbouring development.	<u>support existing public transport infrastructure into the future. The indicative residential density levels for Bewdley and the rural areas reflect the more limited opportunities to access infrastructure and services within these parts of the district.</u>
MM8.2	Policy 8b	<p>Policy 8B - Affordable Housing Provision</p> <p>Level of Provision A minimum annual average target of 90 affordable dwellings will be delivered during the plan period to 2036. Affordable housing provision of a minimum of 25% on sites of 10 or more homes, or sites of an area of 0.5 hectares or more, will generally be required. Individual site characteristics may mean that this level of provision is not achievable on all development sites and this will need to be evidenced by the applicant through an independently verified financial viability assessment.</p>	<p>Policy 8B - Affordable Housing Provision</p> <p>Level of Provision A minimum annual average target of 90 affordable dwellings will be delivered during the plan period to 2036.</p> <p>Affordable housing provision of a minimum of 25% on sites of 10 or more homes, or sites of an area of 0.5 hectares or more, <u>major development sites or on sites within identified designated rural areas compromising more than 5 dwellings</u> will generally be required. Individual site characteristics may mean that this level of provision is not achievable on all development sites and this will need to be evidenced by the applicant through an independently verified financial viability assessment. <u>Where proposals do not meet this requirement, a Viability Assessment should be submitted to the Council but only where assumptions depart from the Local Plan Viability Assessment, as per policy 18a, Financial Viability, in the Local Plan. Where viability assessments show that the developer will be unable to meet all policy requirements on site, prioritisation of infrastructure requirements have been</u></p>

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		<p>Vacant Building Credit will apply to brownfield land where vacant buildings are being reused or redeveloped. Vacant building will need to meet all the following criteria:</p> <ol style="list-style-type: none"> 1. The building is not in use at the time the application is submitted, and has not been in continuous use for any six months during the last five years up to the date of the planning application is submitted. 2. The building is not covered by an extant permission, or a permission expired within the six months up to the date of the planning permission is submitted. 3. The building has not been made vacant for the sole purpose of redevelopment: the applicant will be 	<p><u>agreed so that the provision of affordable housing is not always reduced first from developers' obligations. This will be site specific as each site will bring forward its own individual and specific requirements. This is in line with the current PPG on Viability.</u></p> <p><u>Vacant Building Credit</u> Vacant Building Credit will apply to brownfield land where vacant <u>empty or redundant</u> buildings <u>which have not been abandoned</u> are being reused or redeveloped. Vacant building will need to meet all <u>In applying Vacant Building Credit the District Council will give consideration to</u> the following <u>criteria-points</u>:</p> <ol style="list-style-type: none"> 1. The building is not in use at the time the application is submitted, and has not been in continuous use for any six months during the last five years up to the date of the planning application is submitted. 2. The building is not covered by an extant permission <u>for a materially similar development</u>, or a permission <u>for a materially similar development</u> expired within the six months of the date <u>the date of submission of the application.</u> 3. The building has not been made vacant for the sole purpose of redevelopment. the applicant will be required to provide evidence that the site has been actively marketed for at least two of those three years at realistic prices, and that no financially viable interest has been expressed.

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		<p>required to provide evidence that the site has been actively marketed for at least two of those three years at realistic prices, and that no financially viable interest has been expressed.</p> <p>Tenure Split An indicative tenure split of 65% rented (including social rent) and 35% intermediate tenure (including sub-market private rent and shared ownership) will be sought for affordable housing provision on new sites. The exact split will be determined on a site by site basis based on housing need and viability (if relevant).</p> <p>Affordable Housing led schemes Where Registered Providers want to develop sites where the intention is to provide higher numbers of affordable housing units than the planning obligations require but would still need some enabling market housing to make the site viable, the number, tenure and type of units will be</p>	<p>4. <u>Planning applications that seek to utilise Vacant Building Credit as part of any proposal will be required to provide evidence to demonstrate eligibility.</u></p> <p>Tenure Split An indicative tenure split of 65% rented (including primarily social rent) and 35% intermediate tenure affordable housing for sale tenure(s) (including sub-market private rent and shared ownership) will be sought for affordable housing provision on new sites. The exact split will be determined on a site by site basis based on housing need <u>in an area at the time of an application and,</u> viability (if relevant).</p> <p>Affordable Housing led schemes Where On Registered Provider-led developments which would predominantly deliver affordable housing want to develop sites where the intention is to provide higher numbers of affordable housing units than the planning obligations require but would still need some enabling market housing to make the site viable, the number, tenure and type of units will be agreed on a site by site basis, taking into account housing needs in the area. This will be used on both housing needs information and viability. The number of enabling dwellings should not be higher than the number of</p>

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		<p>agreed on a site by site basis. This will be used on both housing needs information and viability. The number of enabling dwellings should not be higher than the number of affordable dwellings and would not normally exceed more than 20% of the overall number.</p> <p>Build to Rent Schemes The District Council will support the development of Build To Rent proposals which will offer a mixture of houses at market rent and Affordable Private Rent, aimed at lower to middle income households. Such schemes should demonstrate that they have fully considered the incorporation of a proportion of homes to be made available at a Affordable Private Rent. They should also offer security of tenure through tenancy agreements of 3 years or more. Any impacts on the market rate will be taken into account by the Council at viability assessment stage.</p> <p>Entry Level Exception Sites The District Council will work with the Town and Parish Councils, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for entry-level exception sites. Such schemes will be subject to the following criteria:</p>	<p>affordable dwellings and would not normally exceed more than 20% of the overall number.</p> <p>Build to Rent Schemes The District Council will support the development of Build To Rent proposals which will offer a mixture of houses at market rent and Affordable Private Rent, aimed at lower to middle income households. Such schemes should demonstrate that they have fully considered the incorporation of a proportion of homes to be made available at an Affordable Private Rent. They should also offer security of tenure through tenancy agreements of 3 years or more, where possible. Any impacts on the market rate will be taken into account by the Council at viability assessment stage.</p> <p>Entry Level Exception Sites The District Council will work with the Town and Parish Councils, Community Led Housing Groups, Registered Providers and Neighbourhood Planning Forums to identify appropriate sites for entry-level exception sites. Such schemes will be subject to the following criteria:</p> <p>i. The site provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent). The scheme should include provisions to maintain houses at an affordable price or rent for future eligible households. Where legislation prevents this from happening then agreement must be</p>

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		<p>i. The site provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent). The scheme should include provisions to maintain houses at an affordable price or rent for future eligible households. Where legislation prevents this from happening then agreement must be reached with the Registered Provider to find a replacement unit if the original property is sold at market price.</p> <p>ii. The site is adjacent to the existing settlement, and should be accessible to local services and facilities.</p> <p>iii. The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.</p> <p>iv. The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the surrounding landscape.</p> <p>Reasoned Justification</p> <p>8.12 Analysis undertaken suggests that for open market housing rental within the District the minimum income required is £23,280 for lower quartile renting. For house purchase an annual income of £33,429 is required for entry</p>	<p>reached with the Registered Provider to find a replacement unit if the original property is sold at market price.</p> <p>ii. The site is adjacent to an existing settlement and should be accessible to local services and facilities.</p> <p>iii. The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.</p> <p>iv. The <u>size and design of the development should be sympathetic to the scale of the scheme should be appropriate to the size and character and appearance of the settlement and must not damage the character of the settlement or the surrounding landscape, and it should have regard to any local design policies and standards.</u></p> <p>Reasoned Justification</p> <p>8.12 Analysis undertaken suggests that for open market housing rental within the District the minimum income required is £23,280 for lower quartile renting. For house purchase an annual income of £33,429 is required for entry level house prices. The table below sets out the affordability ratios (based on 3.5 x household income ratios) across the District for housing products <u>(taken from the Wyre Forest Housing Needs Survey, September 2018).</u></p>

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		<p>level house prices. The table below sets out the affordability ratios (based on 3.5 x household income ratios) across the District for housing products.</p> <p>8.13 Evidence suggests that there is a significant need for affordable housing within the District. In particular, the table above demonstrates that more rental properties are</p>	<p style="text-align: center;">Table 8.0.3</p> <table border="1" data-bbox="1361 448 1944 708"> <thead> <tr> <th>Housing Type/Product</th> <th>% of District Population who can afford</th> </tr> </thead> <tbody> <tr> <td>Median House Prices</td> <td>40.0</td> </tr> <tr> <td>Average House Prices</td> <td>16.5</td> </tr> <tr> <td>Lower quartile House Prices</td> <td>43.4</td> </tr> <tr> <td>Shared Ownership (50% and 25%)</td> <td>42.9% and 56.7%</td> </tr> <tr> <td>Help to Buy</td> <td>63.0</td> </tr> <tr> <td>Median rent</td> <td>59.8</td> </tr> </tbody> </table> <table border="1" data-bbox="1361 788 1944 970"> <thead> <tr> <th>Housing Type/Product</th> <th>% of District Population who can afford</th> </tr> </thead> <tbody> <tr> <td>Average rent</td> <td>43.8</td> </tr> <tr> <td>Lower quartile rent</td> <td>66.3</td> </tr> <tr> <td>Affordable rent</td> <td>70.8</td> </tr> <tr> <td>Social rent</td> <td>77.6</td> </tr> </tbody> </table> <p>8.13 Evidence suggests that there is a significant need for affordable housing within the District. In particular, the table above demonstrates that more rental properties are required, with the greatest need being for social rent. The current level of housing need as evidenced in the Housing Needs Study supports the Council in having a preference for social rented units but the inclusion of affordable rent and other intermediate housing affordable rent and affordable housing for sale tenures within the overall affordable housing mix including affordable private rent schemes and discounted</p>	Housing Type/Product	% of District Population who can afford	Median House Prices	40.0	Average House Prices	16.5	Lower quartile House Prices	43.4	Shared Ownership (50% and 25%)	42.9% and 56.7%	Help to Buy	63.0	Median rent	59.8	Housing Type/Product	% of District Population who can afford	Average rent	43.8	Lower quartile rent	66.3	Affordable rent	70.8	Social rent	77.6
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		<p>required, with the greatest need being for social rent. The current level of housing need as evidenced in the Housing Needs Study supports the Council in having a preference for social rented units but the inclusion of affordable rent and other intermediate housing within the overall affordable housing mix including affordable private rent schemes and discounted home ownership will be sought in line with the NPPF and Housing White Paper. This will need to be delivered through a combination of policy measures and proposals including 100% provision of affordable housing on sites (including exception sites); Section 106 provision as part of the overall mix on sites over 10 dwellings or above 0.5 hectare, according to the NPPF definition of major development; schemes for build to rent which incorporate affordable private rent properties; and below market private rent and starter homes provision.</p> <p>8.14 The District is required to set an overall minimum target for the Wyre Forest District area for the amount of affordable housing to be provided per annum. This target should take account of local assessment of need and also be subject to viability assessment to ensure that it is deliverable. Viability testing has suggested that a minimum figure of 25% affordable housing provision on new sites would be appropriate for the area. This could be informed</p>	<p>home ownership will be sought in line with the NPPF and Housing White Paper Homes England funding regime. This will need to be delivered through a combination of policy measures and proposals including 100% provision of affordable housing on sites (including exception sites) and ; Section 106 provision as part of the overall mix on sites of 10 or more dwellings or of 0.5 hectares or more, according to the NPPF definition of major development and sites within the designated rural area; schemes for build to rent which incorporate affordable private rent properties; and below market private rent and starter homes provision.</p> <p>8.14 The District is required to set an overall minimum target for the Wyre Forest District area for the amount of affordable housing to be provided per annum. This target should take account of local assessment of need and also be subject to viability assessment to ensure that it is deliverable. Viability testing has suggested that a minimum figure of 25% affordable housing provision on new sites would be appropriate for the area. This could be informed by individual viability assessments. The past annual average delivery of 96 83 affordable dwellings would suggest that it may be more appropriate to set a target of 90 per annum, particularly with the Government’s new emphasis on promoting schemes for affordable rent and other intermediate tenures.</p> <p>8.16 The Housing Needs Study and Viability evidence suggests an overall tenure split of 65% rented (including social rent)</p>

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		<p>by individual viability assessments. The past annual average delivery of 96 affordable dwellings would suggest that it may be more appropriate to set a target of 90 per annum, particularly with the Government’s new emphasis on promoting schemes for affordable rent and other intermediate tenures.</p> <p>The Housing Needs Study and Viability evidence suggests an overall tenure split of 65% rented (including social rent) and 35% intermediate tenure dwellings. It is therefore recommended that a 65% rented and 35% intermediate tenure split is appropriate for affordable housing provision. According to the Housing Needs Study 22% of households in the district can't afford affordable housing at social rent levels. The Council will therefore seek social rent as the dominate tenure type within the 65% split.</p>	<p>and 35% intermediate affordable housing for sale dwellings. It is therefore recommended that a 65% rented and 35% intermediate affordable housing for sale tenure split is appropriate for affordable housing provision. According to the Housing Needs Study 22% of households in the district cannot afford affordable housing at social rent levels and 29% of households cannot afford affordable housing at affordable rent levels. The Council will therefore seek social rent as the dominate dominant tenure type within the 65% split.</p>
MM8.4	Policy 8C	<p>Policy 8C - Addressing Rural Housing Needs The provision of residential development to meet specific local needs within the District’s rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan. Residential schemes that take account of local housing needs on windfall sites will be positively considered within the rural areas. Housing should be</p>	<p>Policy 8C - Addressing Rural Housing Needs The provision of residential development to meet specific local needs within the District’s designated rural settlements will be encouraged. Residential development will be permitted where it is in accordance with the relevant rural development or Green Belt policies as contained within the Local Plan. Residential and Community-Led Housing schemes that take account of local housing needs on windfall sites will be positively considered within the rural areas. Housing should be located where it will maintain or enhance and</p>

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		<p>located where it will enhance and maintain the vitality of rural communities and within the settlement boundary.</p> <p>Rural Exception Sites The District Council will work closely with the Parish Councils, Registered Providers, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for rural exception schemes. Such schemes will be subject to the following criteria:</p> <p>iii. The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the surrounding landscape.</p> <p>Replacement Dwellings in the Open Countryside The replacement of a permanent existing lawful dwelling will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> i. The dwelling is subject to residential use and has not been abandoned. ii. The replacement dwelling is in the same or less prominent position as the original with curtilage only being amended of required by re-siting, 	<p>maintain the vitality of rural communities and within the settlement boundary.</p> <p>Rural Exception Sites The District Council will work closely with the Parish Councils, Registered Providers, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for rural exception schemes <u>where there will be an expectation to provide 100% affordable housing of a size, type and tenure to meet local housing needs.</u> Such schemes will be subject to the following criteria:</p> <p>iii. The scale of the scheme should be appropriate to the size and character of the settlement and must not <u>significantly</u> damage the character of the settlement or the <u>any</u> surrounding <u>valued</u> landscape.</p> <p>Replacement Dwellings in the Open Countryside The replacement of a permanent existing lawful dwelling will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> i. The dwelling is subject to residential use and has not been abandoned. ii. The replacement dwelling is in the same or less prominent position as the original with curtilage only being amended of <u>if</u> required by re-siting, landscape enhancement, vehicular safety or neighbour amenity

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		<p>landscape enhancement, vehicular safety or neighbour amenity.</p> <p>Reasoned Justification 8.15 The District’s rural areas have some of the most expensive house prices within the District, which means that many local families who wish to remain are priced out of the market. In addition, more elderly residents may wish to downsize to smaller properties and bungalows which in turn will release housing opportunities for families. The Housing Needs Study report (September 2018) demonstrates significant affordability issues relating to house purchase in all of the parishes. This is most marked within the rural parishes of Broome, Chaddesley Corbett, Churchill & Blakedown, Kidderminster Foreign, Ribbesford, Rushock and Stone. The analysis shows that rental products are far more accessible to parish residents in terms of their household income.</p>	<p>Reasoned Justification 8.15 The District’s rural areas have some of the most expensive house prices within the District, which means that many local families who wish to remain are priced out of the market. In addition, more elderly residents may wish to downsize to smaller properties and bungalows which in turn will release housing opportunities for families. The Housing Needs Study report (September 2018) demonstrates significant affordability issues relating to house purchase in all of the parishes. This is most marked within the designated rural parishes of Broome, Chaddesley Corbett, Churchill & Blakedown, Kidderminster Foreign, Ribbesford, Rushock and Stone. The analysis shows that rental products are far more accessible to parish residents in terms of their household income.</p>
MM8.5	Policy 8d and the reasoned justification	<p>Policy 8D - Self Build and Custom Housing To support prospective self builders on sites of 10 or more dwellings, or sites of an area of 0.5 hectares or more, the developer will need to demonstrate how the need of self builders have been taken into consideration. The developer will fulfill this requirement via agreement with the Council, taking into consideration demand on the Self Build Register. Sites of more than 50 dwellings will be considered</p>	<p>Policy 8D - Self Build and Custom Housing To support prospective self builders on sites of 10 or more dwellings, or sites of an area of 0.5 hectares or more, the developer will need to demonstrate how the need of self builders have been taken into consideration. The developer will fulfill this requirement via agreement with the Council, taking into consideration demand on the Self Build Register. Sites of more than 50 dwellings will be considered as most</p>

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		<p>as most suitable for delivering self build dwellings. Self Build and Custom Housing dwellings within the site will be developed in accordance with an agreed design code. Where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may be built out by the developer.</p> <p>The District Council will support planning applications for small scale self build and custom housing, provided they are in keeping with the other policies contained in this Plan.</p> <p>Overall provision will be reviewed on an annual basis as part of the residential land availability assessment and will be based on the demand as set out in the Custom and Self Build Register maintained by the Council.</p> <p>The District Council will work closely with Developers, Registered Providers, the Parish Councils, Community Led Housing Groups and Neighbourhood Planning Forums to</p>	<p>suitable for delivering self build dwellings. <u>Major development schemes of 50 or more units should take into consideration the demand shown in the Self-Build and Custom-Build Register and where possible provide suitable plots.</u> Self Build and Custom Housing dwellings within the site will be developed in accordance with an agreed design code. Where plots have been made available and marketed appropriately for at least 12 months <u>(from the date when the relevant planning permission was granted)</u> and have not sold, the plot(s) may be built out by the developer. <u>The timescales for marketing will be reduced if the phasing of the site and build out rates are less than 12 months.</u></p> <p>The District Council will support planning applications for small-scale self build and custom-build housing, provided they are in keeping with the other policies contained in this Plan. Overall provision will be reviewed on an annual basis as part of the residential land availability assessment and will be based on the demand as set out in the Custom and Self Build Register maintained by the Council.</p> <p>The District Council will work closely <u>with partners, such as,</u> Ddevelopers, Registered Providers, the Parish Councils, Community Led Housing Groups and Neighbourhood Planning Forums to identify appropriate sites for Self Build and Custom Housing schemes which provide 10 or more services plots. Such schemes will be subject to the following criteria:</p>

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		<p>identify appropriate sites for Self Build and Custom Housing schemes which provide 10 or more services plots. Such schemes will be subject to the following criteria:</p> <p>i. The numbers of each different type of Self Build Custom Housing offered in the scheme should reflect the proportion of preference for each type as present in the register.</p> <p>ii. Self Build and Custom Housing dwellings within the scheme will be developed in accordance with an agreed design code. The design code will ensure the number, scale, and design of Self Build and Custom Housing should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the surrounding landscape.</p> <p>iii. The site should be accessible to local services and facilities and within or adjacent to existing settlements.</p> <p>iv. Where plots have been made available they should be reasonably priced to reflect prevailing market values and average local income.</p>	<p>i. The numbers of each different type of Self Build or Custom Build plots Housing offered in the scheme should reflect the proportion of preference for each type as present shown in the register.</p> <p>ii. Self Build and Custom Build plots Housing dwellings within the scheme will be developed in accordance with an agreed design code. The design code will ensure the number, scale, and design of Self Build and Custom Build plots Housing should be appropriate to the size and character design of the settlement and the surrounding landscape and must not damage the character of the settlement or the surrounding landscape.</p> <p>iii. The site should be accessible to local services and facilities and within or adjacent to existing settlements.</p> <p>iv. Where plots have been made available, they should be reasonably priced to reflect prevailing market values and average local income. applicants on the Self-Build and Custom Build register should be notified by developers.</p> <p>v. Where plots have been made available, they should be reasonably priced to reflect prevailing market values and average local income.</p> <p>8.23 In April 2018 there was a local demand for 60 Self Build and Custom Plots within the District, with a preference for DIY Custom Build, followed by Self Finish Custom Build and Full</p>

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		<p>Reasoned Justification</p> <p>8.23 In April 2018 there was a local demand for 60 Self Build and Custom Plots within the District, with a preference for DIY Custom Build, followed by Self Finish Custom Build and Full Turn Key Custom Build. Of these 40 households expressed interest in a self/custom build plot on a new build development.</p>	<p>Turn Key Custom Build. Of these 40 households expressed interest in a self/custom build plot on a new build development. <u>The Self-Build and Custom-Build Register will be updated on an annual basis.</u></p>
MM8.6	Policy 8E and reasoned justification	<p>Policy 8E - Housing for Older People and others with special housing requirements</p> <p>The Council will continue to work with providers and developers to meet the additional need for 1,642 C3 dwellings for older people over the lifetime of the plan.</p> <p>The District Council will also require all major housing development proposals to provide evidence that they have fully considered the provision of the following tenure and type within the overall housing mix on site:</p> <ul style="list-style-type: none"> • Bungalows • Sheltered Housing • Extra Care Units 	<p>Policy 8E - Housing for Older People and others with special housing requirements</p> <p>The Council will continue to work with providers, and developers <u>and community-led housing initiatives</u> to meet the additional need for 1,642 C3 dwellings for older people over the lifetime of the plan. <u>over the lifetime of the Plan for dwellings suitable for older people, whether as part of suitably adapted Class C3 dwellings or in Class C2 residential accommodation.</u></p> <p>The District Council will also require all major housing development proposals to provide evidence that they have fully considered the provision of the following tenure and type within the overall housing mix on site:</p> <ul style="list-style-type: none"> • Bungalows • Sheltered Housing • Extra Care Units

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		<ul style="list-style-type: none"> • Other types of supported housing <p>These housing types should include housing for sale and rent and include intermediate forms of provision in line with the Housing Needs Study, Housing Needs Survey (where available) and Housing Register. We will allocate a minimum provision of 487 Residential Institutional (C2) Units over the Plan Period to be met on sites allocated for housing.</p> <p>Accommodation for people with disabilities The District Council will require all major housing development proposals to contribute towards providing 20% of the total housing requirement to meet the higher access standards of Part M Building Regulations (Access to and use of buildings), (Category 2 M4(2), accessible and adaptable dwelling); and a further 1% of the overall number of housing units to meet Category 3 M4(3), wheelchair user dwellings standards.</p>	<ul style="list-style-type: none"> • Other types of supported housing <p>These housing types should include housing for sale and rent and include intermediate forms of provision tenure, having regard to the Housing Needs Study, Housing Needs Survey (where available) and Housing Register. We will allocate a minimum provision The Council will seek the provision of a minimum of 487 Residential Institutional (C2) Units bedspaces over the Plan Period to be met on sites allocated for housing, and this will be to meet a range of housing needs including for older people.</p> <p>Accommodation for people with disabilities The District Council will require all major housing development proposals to contribute towards providing 20% of the total housing requirement to meet the higher access standards of Part M Building Regulations (Access to and use of buildings), (Category 2 M4(2), accessible and adaptable dwelling) of the Building Regulations (2010); and a further 1% of the overall number of housing units to meet Category 3 M4(3) of the Building Regulations (2010), wheelchair user dwellings standards in properties where the Council has nomination rights.</p> <p>¹ ONS 2016-based subnational population projections</p>

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		<p>8.28 Financial viability testing has been undertaken and therefore the policy thresholds have been set at 20% of new housing (on sites of 10 or over) meeting M4(2) dwelling standard and 1% meeting M4(3).</p> <p>8.30 It is expected there will be a further 700 families over the plan period 2016 - 2036.</p> <p>8.31 In 2017/18 there were over a 1000 households approaching the Council for housing advice and 150 households owed the full rehousing duty with the majority of these requiring family style housing.</p> <p>8.32 There is limited identifiable need for bespoke student housing or for service families in Wyre Forest. Those in serious housing needs could be met through the Housing Register.</p>	<p>8.28 Financial viability testing has been undertaken <u>to meet the adapted dwelling standards</u> and therefore the policy thresholds have been set at 20% of <u>all</u> new housing (on sites of 10 <u>dwelling</u>s or more) meeting M4(2) dwelling standard <u>of the Building Regulations (2010)</u>, and 1% meeting M4(3) <u>of the Building Regulations (2010)</u>, <u>on dwellings where the Council has nomination rights.</u></p> <p>8.30 It is expected there will be a further 700 families over the plan period 2016 – 2036.</p> <p>8.31 <u>8.30</u> In 2017/18 <u>2020/21</u> there were over 1000 <u>8,500</u> households approaching the Council for housing advice and 150 households owed the full housing duty with the majority of these requiring family style housing <u>415 homeless or at risk of homelessness households had initial assessments undertaken.</u></p> <p>8.32 <u>8.31</u> There is limited identifiable need for bespoke student housing or for service families in Wyre Forest. Those in serious housing needs could be met through the Housing Register.</p>
MM8.7	Policy 8F	Policy 8F - Gypsy and Traveller Site Provision	Policy 8F - Gypsy and Traveller Site Provision

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		<p>The following sites, as shown on the Policies Map, will continue to be safeguarded for Gypsy and Traveller use:</p> <p>Site A – Lower Heath, Stourport-on-Severn (22 pitches) Site B – Broach Road, Stourport-on-Severn (9 pitches) Site C – Power Station Road, Stourport-on-Severn (4 pitches)</p> <p>Site D –1 Broach Meadow, Stourport-on-Severn (3 pitches) Site E – 1b Broach Road, Stourport-on-Severn (3 pitches) Site F – 6/6a Broach Road, Stourport-on-Severn (5 pitches) Site G – Meadow Park, Stourport-on-Severn (7 pitches) Site H – Saiwen, Stourport-on-Severn (5 pitches) Site I – 28/29 Sandy Lane, Stourport-on-Severn (6 pitches) Site J – Land adjacent Nunn’s Corner, Stourport-on-Severn (8 pitches) Site K – The Gables Yard, Stourport-on-Severn (5 pitches) Site L – Gatehouse Caravan Park (16 pitches) Site M – Wilden Lane (4 pitches)</p>	<p>The following sites <u>(A-M)</u>, as shown on the Policies Map, will continue to be safeguarded for Gypsy and Traveller use, <u>and in addition, a new site (Site N) (Policy 30.22) is allocated on land to the rear of Zortech Avenue, Kidderminster, to contribute to meeting the housing needs of the Gypsy and Traveller community that are expected to arise over the Plan period:</u></p> <p>Site A – Lower Heath, Stourport-on-Severn (22 pitches) Site B – Broach Road, Stourport-on-Severn (9 pitches) Site C – Power Station Road, Stourport-on-Severn (4 pitches) Site D –1 Broach Meadow, Stourport-on-Severn (3 pitches) Site E – 1b Broach Road, Stourport-on-Severn (3 pitches) Site F – 6/6a Broach Road, Stourport-on-Severn (5 pitches) Site G – Meadow Park, Stourport-on-Severn (7 pitches) Site H – Saiwen, Stourport-on-Severn (5 pitches) Site I – 28/29 Sandy Lane, Stourport-on-Severn (6 pitches) Site J – Land adjacent Nunn’s Corner, Stourport-on-Severn (8 pitches) Site K – The Gables Yard, Stourport-on-Severn (5 pitches) Site L – Gatehouse Caravan Park (16 pitches) Site M – Wilden Lane (4 pitches) <u>Site N – Land to the rear of Zortech Avenue, Kidderminster (16 pitches)</u></p>

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		<p>The allocations set out in this policy meet the short to medium term needs up to 2020 though after that some additional provision may be required.</p> <p>Sites to meet the longer-term needs will come forward through the development management process and will be determined against other policies within this document. Further small-scale sites to meet the indicative need of 17 pitches to 2036 will be allocated during the lifetime of the Local Plan. Proposals for Gypsy and Traveller sites are predominantly residential and will be acceptable on previously developed land or in areas allocated primarily for residential development subject to all relevant policies within the Local Plan being met.</p>	<p>The allocations set out in this policy meet the short to medium term needs up to 2020, though after that some additional provision may be required.</p> <p><u>The 2020 Gypsy and Traveller Accommodation Assessment identifies the need for 13 pitches, under the Planning Policy for Traveller Sites (PPTS) definition to be provided in the period 2020/21 to 2035/36, 3 of which need to be provided by 2024/5. It is anticipated that the short-term and longer-term needs can be met through the allocation of the land to the rear of Zortech Avenue (Policy 30.22) and limited intensification/expansion of the existing safeguarded sites where proposals would comply with the other policies of the Plan.</u></p> <p>Sites to meet the longer term needs will come forward through the development management process and will be determined against other policies within this document. Further small-scale sites to meet the indicative need of 17 pitches to 2036 will be allocated during the lifetime of the Local Plan. Proposals for Gypsy and Traveller sites are predominantly residential and <u>in nature. Outside the sites safeguarded and allocated in this Plan, planning permission for new sites</u> will be acceptable <u>granted</u> on previously developed land or in areas allocated primarily for residential development subject to all relevant policies within the Local Plan being met. <u>Development in the open countryside that is away from existing settlements or outside areas identified in</u></p>

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		<p>Reasoned Justification</p> <p>8.33 Gypsies and Travellers are defined as per the Planning Policy for traveller sites (2015).</p> <p>8.34 The 2014 Worcestershire Gypsy and Traveller Accommodation Assessment (GTAA) provides a robust evidence base to determine an appropriate level of pitch and plot provision for the District. The GTAA identified a total indicative need for 29 pitches over the Plan Period. This can be split down into 5 year tranches as follows:</p>	<p><u>this Plan will be strictly limited in accordance with the Plan’s policies.</u></p> <p><u>There is a wider cultural need for 22 pitches to address the housing needs of Gypsies and Travellers who do not meet the planning definition set out in PPTS. This will be addressed through various means, including residential caravans/mobile homes sites and through other policies in the Plan which provide for different types of housing.</u></p> <p>Reasoned Justification</p> <p>8.33 Gypsies and Travellers are defined as per the Planning Policy for Traveller Sites (2015).</p> <p>8.34 The 2014 2020 Worcestershire Wyre Forest District Gypsy and Traveller Accommodation Assessment (GTAA) provides a robust evidence base to determine an appropriate level of pitch and plot provision for the District. The GTAA identified a total indicative need for 29 35 pitches over the Plan Period, <u>of which 13 fall within the definition set out in the Planning Policy for Traveller Sites.</u> This can be split down into 5 year tranches as follows:</p> <p>Table 8.0.4 Surplus of 6 pitches (takes account of turnover rates) 2019/20—2023/24 6 pitches 2024/5—2028/29 10 pitches 2029/30—2033/34 13 pitches</p>

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MM8.8	Policy 8G	Policy 8G - Site Provision for Travelling Showpeople	Policy 8G - Site Provision for Travelling Showpeople

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		<p>The former Burlish Golf Course Clubhouse site (shown on Policies Map as site LI/12), is allocated to meet the immediate needs of the existing Travelling Showpeople family currently living within the District. Any proposals brought forward should submit suitable arrangements for sewerage treatment in addition to satisfactory drainage measures. The scale of the site should be to meet the specific housing needs of the existing family.</p> <p>Reasoned Justification 8.39 Whilst the GTAA did not identify a requirement for additional plots for Travelling Showpeople within the District, there is an existing established site through lawful use at Long Bank, Bewdley. Due to the impending displacement of the current occupiers from this site there is now a requirement to formally allocate a site to meet these needs. Therefore there is a specific current need for one family site to be allocated within the District through the Local Plan Review process.</p>	<p>The former Burlish Golf Course Clubhouse site (shown on Policies Map as Policy 30.29) , is allocated and safeguarded to meet the immediate needs of the existing Travelling Showpeople family currently living within the District. <u>The site should be developed in accordance with Policy 30.29.</u> Any proposals brought forward should submit suitable arrangements for sewerage treatment in addition to satisfactory drainage measures. The scale of the site should be to meet the specific housing needs of the existing family.</p> <p>Reasoned Justification 8.39 Whilst the GTAA did not identify a requirement for additional plots for Travelling Showpeople within the District, there is an existing established site through lawful use at Long Bank, Bewdley. Due to the impending displacement of the current occupiers from this site there is now a requirement to formally allocate a site to meet these needs. <u>The 2020 Wyre Forest District Gypsy and Traveller Accommodation Assessment identified one Travelling Showperson family in the district who have a requirement for a yard to accommodate 11 caravans and equipment. The allocation at the former Burlish Golf Course Clubhouse site will adequately meet the needs of the family on a permanent basis.</u></p>

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		<p>8.40 Previous site assessments and consultation undertaken to inform the Site Allocations and Policies Local Plan were unsuccessful in securing the allocation of a site for travelling showpeople. Whilst there is evidence to suggest a track record of delivery through the development control process to meet identified Gypsy and Traveller pitch needs, it has proved more difficult to meet the identified need in association with Travelling Showpeople.</p> <p>8.41 Further to the provisions as set out in the PPTS, the possibility of making an exceptional limited alteration to the Green Belt Boundary to allocate a site to meet this specific identified need will now be considered through the Local Plan Review. The District Council has consulted on options and has now allocated a site on the former Burlish Golf Course Clubhouse site (shown on the Policies Map as site LI/12).</p> <p>8.42 Whilst Gypsy and Traveller sites are essentially a residential use, sites for Travelling Showpeople differ in that they need to provide a secure, permanent base which is suitable for storage and maintenance of equipment when it is not in use. Most showpeople need to live alongside their equipment and as such sites need to be suitable for both residential and business use. Sites need to be designed in an appropriate manner which minimises any</p>	<p>8.40 Previous site assessments and consultation undertaken to inform the Site Allocations and Policies Local Plan were unsuccessful in securing the allocation of a site for travelling showpeople. Whilst there is evidence to suggest a track record of delivery through the development control process to meet identified Gypsy and Traveller pitch needs, it has proved more difficult to meet the identified need in association with Travelling Showpeople.</p> <p>8.41 Further to the provisions as set out in the PPTS, the possibility of making an exceptional limited alteration to the Green Belt Boundary to allocate a site to meet this specific identified need will now be considered through the Local Plan Review. The District Council has consulted on options and has now allocated a site on the former Burlish Golf Course Clubhouse site (shown on the Policies Map as site LI/12).</p> <p>8.42 Whilst Gypsy and Traveller sites are essentially a residential use, sites for Travelling Showpeople differ in that they need to provide a secure, permanent base which is suitable for storage and maintenance of equipment when it is not in use. Most showpeople need to live alongside their equipment and as such sites need to be suitable for both residential and business use. Sites need to be designed in an appropriate manner which minimises any impacts on neighbouring uses and occupiers. Applicants will be required to demonstrate adequate access for their use and that they</p>

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		impacts on neighbouring uses and occupiers. Applicants will be required to demonstrate adequate access for their use and that they have sought a connection to the mains foul sewer in the first instance. Proposals should not have a detrimental impact on nature conservation.	have sought a connection to the mains foul sewer in the first instance. Proposals should not have a detrimental impact on nature conservation.

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Section of Local Plan: Chapter 9 - Health and Wellbeing			
MM9.1	Paragraph 9.1	Improving the health and wellbeing of Wyre Forest District's residents is a key objective of the Council. It is working closely with partner organisations to tackle health inequalities and ensure the best health outcomes for local people.	Improving the health and wellbeing of Wyre Forest District's residents is a key objective of the Council. It is working closely with partner organisations to tackle health inequalities ¹ and ensure the best health outcomes for local people ¹ <u>Health inequalities are differences in health status or in the distribution of health resources between different population groups, arising from the social conditions in which people are born, grow, live, work and age.</u>
MM9.2	Paragraph 9.2-9.3	9.2 Health challenges for the district include obesity in children and in adults, mental health, limiting long term illness or disability and increased numbers of people living with dementia. The Wyre Forest currently has a large population of residents over the age of 65 which will increase significantly over the next 20 years. There is a significant link between the health and wellbeing of people living in more affluent areas compared to those living in less affluent areas. Current data shows that males living in the least deprived part of the district can expect to live 8.2 years longer than their counterparts in the most deprived parts of the district. Females can expect to live on average 7.6 years longer. (Wyre Forest Health Profile, Public Health England, 2018)	9.2 Health challenges for the district include obesity in children and in adults, mental health, limiting long term illness or disability and increased numbers of people living with dementia. The Wyre Forest currently has a large population of residents over the age of 65 which will increase significantly over the next 20 years. There is a significant link between the health and wellbeing of people living in more affluent areas compared to those living in less affluent areas. Current data shows that males living in the least deprived part of the district can expect to live 8.2 years longer than their counterparts in the most deprived parts of the district. Females can expect to live on average 7.6 years longer. ³ Public Health England, Wyre Forest Health Profile 2018

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		9.3 Planning has a very important role to play in addressing these issues. The NPPF contains measures aimed at reducing health inequalities, improving access to healthy food and reducing obesity, encouraging physical activity, improving mental health and wellbeing, securing proposals that meet the needs of all sections of the community and improving air quality to reduce the incidence of respiratory diseases.	9.3 Planning has a very important role to play in addressing these issues. The NPPF contains measures aimed at reducing health inequalities, improving access to healthy food and reducing obesity, encouraging physical activity, improving mental health and wellbeing, securing proposals that meet the needs of all sections of the community and improving air quality to reduce the incidence of respiratory diseases.
MM9.3	Policy 9	<p>Development should help maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by:</p> <ol style="list-style-type: none"> 1. Encouraging proposals that support innovative and flexible design, including consideration of older people and those living with dementia. 2. Designing easy to maintain, safe and attractive public areas and green spaces, footpaths, bridleways and cycle routes that encourage active travel and social interaction and minimise the potential for crime and anti-social behaviour. 	<p>Development should help maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by:</p> <ol style="list-style-type: none"> 1. Encouraging proposals that support innovative and flexible design, including consideration of older people and those living with dementia. 2. Designing easy to maintain, safe and attractive public areas and green spaces, footpaths, bridleways and cycle routes that encourage active travel and social interaction and minimise the potential for crime and anti-social behaviour. 3. Encouraging sport and physical activity through the flexible design and layout of

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		<p>3. Encouraging sport and physical activity through the flexible design and layout of development by embedding Sport England’s Principles of Active Design (2015).</p> <p>4. Providing opportunities for formal and informal physical activity, exercise, recreation and play spaces that support healthy living environments, social cohesion and are designed to serve all sections of the community, including older people and people with disabilities.</p> <p>5. Improving air quality and reducing pollution through the encouragement of more active lifestyles and reducing car dependency.</p> <p>6. Providing dwellings that meet the needs of future occupiers, including older people.</p> <p>7. Providing high quality, energy efficient and affordable housing.</p> <p>8. Delivering new and improved health services and facilities in locations where they can be easily accessed using public transport, walking and cycling</p>	<p>development by embedding Sport England’s Principles of Active Design (2015).</p> <p>4. Providing opportunities for formal and informal physical activity, exercise, recreation and play spaces that support healthy living environments, social cohesion and are designed to serve all sections of the community, including older people and people with disabilities.</p> <p>5. Improving air quality and reducing pollution through the encouragement of more active lifestyles and reducing car dependency.</p> <p>6. Providing dwellings that meet the needs of future occupiers, including older people.</p> <p>7. Providing high quality, energy efficient and affordable housing.</p> <p>8. Delivering new and improved health services and facilities in locations where they can be easily accessed using public transport, walking and cycling</p> <p>9. Encouraging opportunities for access to fresh food, for example through the retention</p>

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		<p>9. Encouraging opportunities for access to fresh food, for example through the retention and provision of allotments, community orchards, fruit trees, local markets, and usable private amenity spaces.</p> <p>10. Health Impact Assessments (HIAs) will be required for developments of:</p> <ul style="list-style-type: none"> · Residential and mixed use sites of 100 dwellings or more (Gross) · Employment sites of 5 ha or more (Gross Internal Area) · Retail developments of 500 square metres or more (Gross Internal Area) <p>Where an unacceptable adverse impact on health is established through a Health Impact Assessment process, permission will not be granted.</p> <p>HIA Screening will be required for proposals for, or changes of use to:</p> <ul style="list-style-type: none"> · Residential and mixed use sites 25 to 99 dwellings gross · Hot food takeaways (see policy 22G) · Restaurants & cafés · Drinking establishments · Betting shops and pay-day loan shops 	<p>and provision of allotments, community orchards, fruit trees, local markets, and usable private amenity spaces.</p> <p>10. Health Impact Assessments (HIAs) will be required for developments of:</p> <ul style="list-style-type: none"> · Residential and mixed use sites of 100 dwellings or more (Gross) · Employment sites of 5 ha or more (Gross Internal Area) · Retail developments of 500 square metres or more (Gross Internal Area) <p>Where an unacceptable adverse impact on health is established through a Health Impact Assessment process, permission will not be granted.</p> <p>HIA Screening will be required for proposals for, or changes of use to:</p> <ul style="list-style-type: none"> · Residential and mixed use sites 25 to 99 dwellings gross · Hot food takeaways (see policy 22G) · Restaurants & cafés · Drinking establishments · Betting shops and pay-day loan shops · Leisure, residential and non-residential institutions <p>The screening process will identify whether the proposal requires a HIA.</p>

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		<p>· Leisure, residential and non-residential institutions The screening process will identify whether the proposal requires a HIA.</p>	<p><u>A. Development should help minimise negative health impacts and maximise opportunities to ensure that people in Wyre Forest District lead healthy, active lifestyles and experience a high quality of life by:</u></p> <p><u>i. Providing easy to maintain, safe and attractive public realm and green infrastructure including green spaces, footpaths, bridleways and cycle routes that encourage active travel opportunities. These spaces should enable formal and informal physical activity, recreation and play, and should support healthy living and social cohesion. The design of these spaces should be flexible² and should consider older people and those living with dementia or disabilities.</u></p> <p><u>ii. Minimising and mitigating the impacts of negative-air quality and reducing people's exposure to poor air quality.</u></p> <p><u>iii. Providing a mix of high quality, energy efficient, affordable and adaptable housing that meets the needs of different groups in the community, including older people and those with disabilities.</u></p>

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			<p><u>iv. Delivering new and expanded health services provision and facilities in locations where they can be easily accessed using public transport, walking and cycling.</u></p> <p><u>v. Encouraging opportunities for access to fresh food, for example through the retention and provision of allotments, community orchards, fruit trees, local markets, and usable private amenity spaces.</u></p> <p><u>B. Health Impact Assessments (HIAs) Screening will be required for proposals for, or changes of use to:</u> <u>Restaurants and cafés;</u> <u>Drinking establishments;</u> <u>Hot food takeaways (see policy 22G);</u> <u>Residential Institutions;</u> <u>Non-residential institutions;</u> <u>Leisure facilities;</u> <u>Betting shops and pay-day loan shops (Sui Generis).</u></p> <p><u>The screening process will identify whether the proposal requires a HIA.</u></p> <p><u>HIA will be required for proposals for:</u> <u>i Residential and mixed use major development sites.</u> <u>ii. Employment sites of 5 ha or more</u> <u>iii. Retail developments of 500 square metres or more.</u></p>

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			<p><u>The HIA should be commensurate with the size of the development.</u></p> <p><u>Where an unacceptable adverse impact on health and wellbeing is identified through the Health Impact Assessment process, development will not be supported unless material planning considerations indicate otherwise.</u></p> <p><u>2 Successful places can adapt to changing circumstances and demands. They are flexible and are able to respond to a range of future needs (PPG, Paragraph: 019 Reference ID: 26-019-20140306, Revision date: 06 03 2014)</u></p>

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MM9.4	Reasoned Justification paragraphs 9.4-9.12	<p>9.4 Wyre Forest District Council recognises that spatial planning has an important role to play in the creation of healthy, safe and inclusive communities.</p> <p>9.5 The design of the built environment can have a significant impact on both physical and mental wellbeing. The location, density and mix of uses affect how people live their day-to-day lives. How areas and buildings are built and how they are connected through street layout, footpaths, cycleways and open/green spaces can impact on people's health and wellbeing and overall quality of life. It is also vital that community needs are supported through the provision and access to appropriate physical, social and green infrastructure as well as other facilities and services.</p> <p>9.6 The Wyre Forest Health Profile (2018) published by Public Health England shows how the health of people in Wyre Forest District compares with the rest of England. Priorities in the Wyre Forest include older people and management of long term health conditions, mental health and wellbeing and obesity. The following table illustrates how the Wyre Forest District compares with Worcestershire and England as a whole for a number of health indicators.</p> <table border="1" data-bbox="600 1225 1211 1385"> <thead> <tr> <th>Indicator</th> <th>Wyre Forest</th> <th>Worcestershire</th> <th>England</th> <th>England worst</th> <th>England best</th> </tr> </thead> <tbody> <tr> <td>GCSEs achieved (5A*-c ins)</td> <td>58.8</td> <td>60.9</td> <td>57.8</td> <td>44.8</td> <td>78.7</td> </tr> </tbody> </table>	Indicator	Wyre Forest	Worcestershire	England	England worst	England best	GCSEs achieved (5A*-c ins)	58.8	60.9	57.8	44.8	78.7	<p>9.4 Wyre Forest District Council recognises that spatial planning has an important role to play in the creation of healthy, safe and inclusive communities.</p> <p>9.5 The design of the built environment can have a significant impact on both physical and mental wellbeing. The location, density and mix of uses affect how people live their day-to-day lives. How areas and buildings are built and how they are connected through street layout, footpaths, cycleways and open/green spaces can impact on people's health and wellbeing and overall quality of life. It is also vital that community needs are supported through the provision and access to appropriate physical, social and green infrastructure as well as other facilities and services.</p> <p>9.6 The Wyre Forest Health Profile (2018) published by Public Health England shows how the health of people in Wyre Forest District compares with the rest of England. Priorities in the Wyre Forest include older people and management of long term health conditions, mental health and wellbeing and obesity. The following table illustrates how the Wyre Forest District compares with Worcestershire and England as a whole for a number of health indicators.</p> <table border="1" data-bbox="1256 1189 1883 1348"> <thead> <tr> <th>Indicator</th> <th>Wyre Forest</th> <th>Worcestershire</th> <th>England</th> <th>England worst</th> <th>England best</th> </tr> </thead> <tbody> <tr> <td>GCSEs achieved (5A*-c ins)</td> <td>58.8</td> <td>60.9</td> <td>57.8</td> <td>44.8</td> <td>78.7</td> </tr> </tbody> </table>	Indicator	Wyre Forest	Worcestershire	England	England worst	England best	GCSEs achieved (5A*-c ins)	58.8	60.9	57.8	44.8	78.7
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		<p>Planning has a key role in helping to create places that enable people to achieve and maintain a healthy weight.</p> <p>9.8 There are a number of social, behavioural and environmental factors which make it hard for most people to maintain a healthy lifestyle. These factors are often exacerbated in deprived areas where people are 10 times less likely to live in the greenest areas compared with people in the least deprived areas, more likely to live near fast-food outlets which contribute towards the disparity levels of obesity across the population and more likely to feel unsafe in their neighbourhood with consequent negative effects on their health, including a reluctance to take exercise.</p> <p>9.9 In areas of high deprivation, it is especially important to encourage healthier lifestyles and easier access to fresh food. One local example is at St. George's Park in Kidderminster where the "Let's Eat the Park" scheme started in 2014. Here there are several raised beds which are now in use funded by the Royal Horticultural Society 'Greening Grey Britain' scheme. Several varieties of fresh fruit and vegetables are raised and grown for and by the local</p>	<p>9.8 There are a number of social, behavioural and environmental factors which make it hard for most people to maintain a healthy lifestyle. These factors are often exacerbated in deprived areas where people are 10 times less likely to live in the greenest areas compared with people in the least deprived areas, more likely to live near fast food outlets which contribute towards the disparity levels of obesity across the population and more likely to feel unsafe in their neighbourhood with consequent negative effects on their health, including a reluctance to take exercise.</p> <p>9.9 In areas of high deprivation, it is especially important to encourage healthier lifestyles and easier access to fresh food. One local example is at St. George's Park in Kidderminster where the "Let's Eat the Park" scheme started in 2014. Here there are several raised beds which are now in use funded by the Royal Horticultural Society 'Greening Grey Britain' scheme. Several varieties of fresh fruit and vegetables are raised and grown for and by the local community. This gives a free source of nutritional food to the local community.</p> <p>9.10 The Wyre Forest currently has a large population of residents over the age of 65 (24.2%) which is significantly higher</p>

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		<p>community. This gives a free source of nutritional food to the local community.</p> <p>9.10 The Wyre Forest currently has a large population of residents over the age of 65 (24.2%) which is significantly higher than the England average of 17.9%. The built environment can support older people by providing supportive and enabling living environments to compensate for the physical and social changes associated with ageing. For example, the provision of new homes which meet the design standards of Lifetime Homes can enable people to remain independent within their own homes for longer. Whilst dementia can affect people as young as 30, the rate increases significantly with age. People living with dementia frequently stay at home because the outdoor environment feels unsafe and unfamiliar. The provision of dementia-friendly developments including safe, well-lit and walkable routes connecting local green spaces and essential amenities, seating areas provided in strategic places, simple street furniture and plain, nonreflective and contrasting surfaces could improve the likelihood of those with dementia continuing their everyday lives as part of the community .</p>	<p>than the England average of 17.9%. The built environment can support older people by providing supportive and enabling living environments to compensate for the physical and social changes associated with ageing. For example, the provision of new homes which meet the design standards of Lifetime Homes can enable people to remain independent within their own homes for longer. Whilst dementia can affect people as young as 30, the rate increases significantly with age. People living with dementia frequently stay at home because the outdoor environment feels unsafe and unfamiliar. The provision of dementia-friendly developments including safe, well-lit and walkable routes connecting local green spaces and essential amenities, seating areas provided in strategic places, simple street furniture and plain, nonreflective and contrasting surfaces could improve the likelihood of those with dementia continuing their everyday lives as part of the community.</p> <p>9.11 There are seven key areas where planning can have a positive influence on health. These principles will be further expanded in the Supplementary Planning Document (SPD) on Health and Wellbeing and will form key considerations for the Health Impact Assessment (HIA) and HIA Screening process.</p>

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		<p>9.11 There are seven key areas where planning can have a positive influence on health. These principles will be further expanded in the Supplementary Planning Document (SPD) on Health and Wellbeing and will form key considerations for the Health Impact Assessment (HIA) and HIA Screening process.</p> <p>9.12 HIA is a tool to ensure that a wide range of social, environmental and economic factors that have an impact on human health and wellbeing are considered at the planning and design stage. The HIA process aims to enhance the positive aspects of a proposal through assessment, while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that might be affected. HIA Screening is a simplified process to determine whether HIA is needed for the particular scheme.</p> <p>Key Areas where Planning can have a Positive Influence on Health</p> <p>A Movement and access - clearly signposted and direct walking and cycling networks serving schools, shops and leisure facilities; safe and accessible public realm; well-designed buildings with passive</p>	<p>9.12 12 HIA is a tool to ensure that a wide range of social, environmental and economic factors that have an impact on human health and wellbeing are considered at the planning and design stage. The HIA process aims to enhance the positive aspects of a proposal through assessment, while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that might be affected. HIA Screening is a simplified process to determine whether HIA is needed for the particular scheme.</p> <p>Key Areas where Planning can have a Positive Influence on Health</p> <p>A Movement and access – clearly signposted and direct walking and cycling networks serving schools, shops and leisure facilities; safe and accessible public realm; well-designed buildings with passive surveillance; walking prioritised over vehicles; use and monitor travel plans; should promote sustainable transport.</p> <p>B Open spaces, play and recreation – planned network of both blue and green infrastructure; easily accessible natural green space of varying sizes which serves the needs of all groups of the population; safe and easily accessible play areas which are overlooked; sports and leisure facilities designed for use by all including built sports facilities such as swimming pools and</p>

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MM9.5	New Reasoned Justification		<p><u>9.2 Wyre Forest District Council recognises that spatial planning has an important role to play in the creation of healthy, safe and inclusive communities.</u></p> <p><u>9.3 The Joint Strategic Needs Assessment and Public Health England data have been used to inform this policy. Health challenges for the district include obesity in children and in adults, mental health, limiting long term illness or disability and increased numbers of people living with dementia. Wyre Forest District currently has a large population of residents over the age of 65 which will increase significantly over the next 20 years. Wyre Forest District experiences significant health inequalities. There is a link between the health and wellbeing of people living in more affluent areas compared with those living in less affluent areas. Current data shows that life expectancy is 8.4 years lower for men and 11.7 years</u></p>

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<u>GCSEs achieved (5 A*-C inc Maths & English)</u>	<u>2015/16</u>	<u>58.8%</u>	<u>61%</u>	<u>57.8%</u>	<u>44.8%</u>	<u>77.2%</u>											

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Schedule of Recommended Main Modifications to the Wyre Forest District Local Plan (2016-2036)

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 9 - Health and Wellbeing			
			<p><u>9.6 Obesity is a major risk factor for several diseases such as Type 2 diabetes, cancer and heart disease. It can also affect people's mental health. The design of the built environment should encourage physical activity and healthier lifestyles which can help reduce obesity in both adults and children.</u></p> <p><u>9.7 New homes should be adaptable to the changing needs of their occupants and be designed with all community groups in mind, including, disabled and older people. The District Council will require all major housing development proposals to contribute towards providing 20% of the total housing requirement to meet the higher access standards of Part M Building Regulations (Access to and use of buildings), (Category 2 M4(2), accessible and adaptable dwelling) of the Building Regulations (2010),; and a further 1% of the overall number of housing units to meet Category 3 M4(3) of the Building Regulations (2010), wheelchair user dwellings standards in properties where the Council has nomination rights.</u></p> <p><u>9.8 Proposals will provide for multifunctional green infrastructure. This will encourage active travel and social interaction and minimise the potential for crime and antisocial behaviour. Proposals will provide connectivity to local centres, health and community facilities, thereby reducing car dependency. This can be achieved in part through public realm</u></p>

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Schedule of Recommended Main Modifications to the Wyre Forest District Local Plan (2016-2036)

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 9 - Health and Wellbeing			
			<p><u>design which prioritises people over motor traffic. This should allow for convenient, safe and attractive routes, in particular for walking and cycling. Sport England’s Active Design principles⁵ will be supported to encourage physical activity through the development layout.</u></p> <p><u>9.9 The provision of green spaces can provide multiple benefits such as the facilitation of physical activity, social cohesion, healthy food growing and improvement to air quality. They should be accessible and well-maintained in order to preserve their functionality and serve members of the communities. Proposals that include access to fresh food, for example through the retention, enhancement or provision of allotments, community orchards, fruit trees or local markets, and usable private amenity spaces, will be encouraged. Shared use of community spaces will also be encouraged to improve social cohesion through schemes such as community allotments or orchards.</u></p> <p><u>9.10 Proposals will seek to reduce their negative impacts on air quality and reduce people’s exposure to poor quality air through sustainable building design, encouragement of active travel, discouragement of car dependency and provision of electric charging points. Appropriate planting will be provided to absorb pollutants and the design and layout of</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 9 - Health and Wellbeing			
			<p><u>development will increase separation distances between people and sources of air pollution.</u></p> <p><u>9.11 The design of public realm should be of flexible design which means that it can adapt to changing uses and demands. Developments should consider design elements that can affect the quality of life of elderly and people living with dementia. This includes the provision of safe, well-lit and walkable routes connecting local green spaces and essential amenities. Seating areas provided in strategic places, simple street furniture and plain, non-reflective and contrasting surfaces could improve the likelihood of those with dementia continuing their everyday lives as part of the community.</u></p> <p><u>9.12 New residential developments should be supported by sufficient and accessible healthcare provision. Where there is a shortfall in sufficient healthcare facilities, measures should be taken to rectify the shortfall as a result of development.</u></p> <p><u>9.13 Health Impact Assessment (HIA) is a tool to ensure that impacts on health and wellbeing of the population are considered at the planning and design stage. HIA Screening is a simplified process to determine whether an HIA is needed for a particular scheme.</u></p>

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Section of Local Plan: Chapter 9 - Health and Wellbeing			
			<p><u>9.14 Part B of the policy requires certain developments to demonstrate how they have specifically addressed the health and wellbeing principles specified in part A through an HIA. Other development types, as also specified in Part B will be expected to undertake an HIA screening assessment to identify whether a proposal requires a full HIA. Undertaking an HIA will ensure that the effects of a development on both health and health inequalities are considered and addressed during the planning process. Early dialogue with the local planning authority (such as through pre-application advice) is encouraged to help establish the extent and content of HIA. HIAs will be assessed by Wyre Forest District Council in consultation with Worcestershire County Council's Public Health Directorate and will be a material consideration in the planning application process.</u></p> <p><u>9.15 Further guidance on health and wellbeing principles and the HIA and HIA Screening process will be included in the Health and Wellbeing Supplementary Planning Document. This SPD will include HIA and HIA Screening templates to guide the applicants through this process.</u></p> <p><u>9.16 Other policies in the Development Plan (such as the Community Facilities Policies 20A-C) address issues which could have implications for health and wellbeing and should be considered in conjunction with this policy. Also see the</u></p>

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Section of Local Plan: Chapter 9 - Health and Wellbeing			
			<p><u>adopted Wyre Forest Playing Pitch Strategy and Action Plan and the Indoor and Built Facilities Strategy.</u></p> <p><u>9.17 The Food and Drink Retailing Policy (Policy 22G) further expands on the issues around the prevalence of hot-food takeaways and how they can negatively impact on health.</u></p> <p><u>9.18 The Sustainability Appraisal has assessed the Local Plan as having an overall positive impact on health and wellbeing. The Local Plan is seen as supporting healthy lifestyles by aiming to maximise the delivery of Green Infrastructure and provide housing and employment sites in locations that are close to existing services, thereby encouraging walking and cycling and reducing reliance on car travel with the associated air pollution problems.</u></p> <p>3 Public Health England, Wyre Forest Health Profile 2019 4 Public Health England, Wyre Forest Health Profile 2019 5 Sport England (2015) Active Design Planning for health and wellbeing through sport and physical activity</p>

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Schedule of Recommended Main Modifications to the Wyre Forest District Local Plan (2016-2036)

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
MM10.1	Policy 10A – A Diverse Local Economy	<p>Policy 10A - A Diverse Local Economy</p> <p>At least 29 hectares of employment land will be brought forward in the plan period up to 2036.</p> <p>The sites allocated for employment use over the plan period are shown on the Policies Map and are listed in table 10.0.1. These sites are to be safeguarded for economic development. The development of these sites will need to be line with the site specific policies identified in Part C of this Plan.</p> <ul style="list-style-type: none"> • In addition to the sites allocated for employment use, all future employment land should be located in highly accessible locations and be in accordance with the settlement hierarchy in Policy 6B. • The development of small scale businesses and starter units which are less than 500 sqm, will be encouraged in suitable locations and where they do not conflict with other policy objectives. Live work units will be encouraged where they conform to requirements of Policy 21C. • Land and premises within the District’s existing employment areas will be reserved for B1, B2 	<p>Policy 10A - A Diverse Local Economy</p> <p>A. At least 29 hectares of employment land will be brought forward in the plan period up to 2036.</p> <p>B. The sites allocated for employment use over the plan period are shown on the Policies Map and are listed in table 10.0.1. These sites are to be safeguarded for economic development. The development of these sites will need to be <u>in</u> line with the site-specific policies identified in Part C of this Plan.</p> <ul style="list-style-type: none"> • C. In addition to the sites allocated for employment use, all future employment land should be located in highly accessible locations and be in accordance with the settlement hierarchy in Policy 6B. • D. The development of small-scale businesses and starter units which are less than 500 sqm, will be encouraged in suitable locations and where they do not conflict with other policy objectives. Live work units will be encouraged where they conform to requirements of Policy 21C. • E. Land and premises within the District’s existing employment areas will be reserved for B1, B2 and B8 use classes as well as employment generating uses including Class E Offices (other than professional and financial

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
		<p>and B8 use classes as well as employment generating uses and, where appropriate, sui generis uses.</p> <ul style="list-style-type: none"> • Proposals for expansion, updating and intensification of employment uses on existing sites will be supported where they do not compromise the activities of the employment area or conflict with other policy objectives. • Rural employment sites will be safeguarded for employment uses where appropriate. Proposals 	<p><u>services offices), research and development and light industrial uses</u> and where appropriate, sui generis uses.</p> <ul style="list-style-type: none"> • <u>F. Small scale (less than 500 sq m gross) development of retail uses in rural areas will be supported where appropriate.</u> • <u>G. Small scale (less than 500 sq m gross) development of commercial and leisure uses in rural areas will be supported where appropriate.</u> • <u>H.</u> Proposals for expansion, updating and intensification of employment uses on existing sites will be supported where they do not compromise the activities of the employment area or conflict with other policy objectives. • <u>I.</u> Rural employment sites will be safeguarded for employment uses where appropriate. Proposals for small scale employment of less than 500sqm in rural areas will be assessed on their merits and should have regard to accessibility by public transport and national policy as well as other Development Plan Policies (such as Policy 21B). The use of previously developed land will be supported where suitable sustainable, accessible opportunities exist.

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MM10.2	Table 10.0.1	<p>Table 10.0.1</p> <table border="1"> <tr> <td>BHS/10</td> <td>Frank Stone Building</td> <td>0.32</td> </tr> <tr> <td>BHS/11</td> <td>Green Street depot</td> <td>0.2</td> </tr> <tr> <td>BHS/17</td> <td>Rock Works</td> <td>0.36</td> </tr> <tr> <td>FPH/8</td> <td>SDF</td> <td>4.3</td> </tr> <tr> <td>FPH/10</td> <td>British Sugar Phase 2</td> <td>2.96</td> </tr> <tr> <td>FPH/23</td> <td>British Sugar Plot D</td> <td>1.84</td> </tr> <tr> <td>FPH/24</td> <td>Romwire</td> <td>5</td> </tr> <tr> <td>FPH/27</td> <td>Adj Easter Park</td> <td>2.53</td> </tr> <tr> <td>FPH/28</td> <td>Hoobrook Site</td> <td>0.25</td> </tr> <tr> <td>FPH/29</td> <td>VOSA Worcester Road</td> <td>1.72</td> </tr> </table>	BHS/10	Frank Stone Building	0.32	BHS/11	Green Street depot	0.2	BHS/17	Rock Works	0.36	FPH/8	SDF	4.3	FPH/10	British Sugar Phase 2	2.96	FPH/23	British Sugar Plot D	1.84	FPH/24	Romwire	5	FPH/27	Adj Easter Park	2.53	FPH/28	Hoobrook Site	0.25	FPH/29	VOSA Worcester Road	1.72	<p>Table 10.0.1*</p> <table border="1"> <tr> <td>BHS/10 Policy 30.23</td> <td>Frank Stone Building</td> <td>0.32</td> </tr> <tr> <td>BHS/11</td> <td>Green Street depot</td> <td>0.2</td> </tr> <tr> <td>BHS/17</td> <td>Rock Works</td> <td>0.36</td> </tr> <tr> <td>FPH/8 Policy 30.24</td> <td>SDF</td> <td>4.3</td> </tr> <tr> <td>FPH/10</td> <td>British Sugar Phase 2</td> <td>2.96 2.37</td> </tr> <tr> <td>FPH/23</td> <td>British Sugar Plot D</td> <td>1.84 1.48</td> </tr> <tr> <td>FPH/24</td> <td>Romwire</td> <td>5</td> </tr> <tr> <td>FPH/27 Policy 30.26</td> <td>Adj Easter Park</td> <td>2.53</td> </tr> <tr> <td>FPH/28</td> <td>Hoobrook Site</td> <td>0.25</td> </tr> </table>	BHS/10 Policy 30.23	Frank Stone Building	0.32	BHS/11	Green Street depot	0.2	BHS/17	Rock Works	0.36	FPH/8 Policy 30.24	SDF	4.3	FPH/10	British Sugar Phase 2	2.96 2.37	FPH/23	British Sugar Plot D	1.84 1.48	FPH/24	Romwire	5	FPH/27 Policy 30.26	Adj Easter Park	2.53	FPH/28	Hoobrook Site	0.25
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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
		LI/10 Land r/o Zortech Avenue 1.48	FPH/29 Policy 30.28 VOSA Worcester Road 1.72
		LI/13 Land off Zortech Avenue 1.96	LI/10 Land r/o Zortech Avenue 4.48
		MI/3 Parsons Chain 1	LI/13 Policy 30.30 Land off Zortech Avenue 1.96
		MI/18 North of Wilden Industrial Estate 0.22	MI/3 Parsons -Chain 4
		MI/26 Ratio Park 0.69	MI/18 Policy 33.19 North of Wilden Industrial Estate 0.22
		MI/33 Wilden Industrial Estate 0.34	MI/26 Ratio Park 0.69
		MI/34 Oakleaf Finepoint 1	MI/33 Policy 33.20 Wilden Industrial Estate 0.34
		WFR/WC/15 Land off Park Gate Road, Lea Castle 0.34	MI/34 Oakleaf Finepoint 1
		WFR/WC/32 Stourbridge Road, Lea Castle 7	WFR/WC/15 Land off Park Gate Road, Lea Castle 0.34
		BR/RO/21 Alton Nurseries 1	WFR/WC/32 Policy 31.1 Stourbridge Road, Lea Castle 7.34
		WFR/ST/9 Cursley Distribution Park 0.7	BR/RO/21 Policy 36.2 Alton Nurseries 1
		TOTAL SITES 35.21	WFR/ST/9 Policy 35 Cursley Distribution Park 0.7
			TOTAL SITES 31.42

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
			<u>* Sites without a policy reference number have already been developed.</u>
MM10.3	Policy 10A Reasoned Justification	10.12 In addition, it is important that the plan is flexible and responsive to market demands.	10.12 In addition, it is important that the plan is flexible and responsive to market demands. <u>The Council will annually monitor employment land allocations within the district as part of the Authority Monitoring Report (AMR).</u>
MM10.4	Policy 10B, Paragraph 10.13	10.13 Town centres are crucial to the social, economic and environmental wellbeing of the District. The NPPF paragraph 85 states that “planning policies....should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation.”	10.13 Town centres are crucial to the social, economic and environmental wellbeing of the District. The NPPF paragraph 85 86 states that “planning policies.... and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”
MM10.5	Policy 10B, Paragraph 10.14	10.14 The concentration of a range of goods, services and facilities in one area creates a centre for communities and enables people to make one trip for many reasons. The District’s settlement hierarchy of towns is Kidderminster, Stourport-on-Severn and Bewdley, this provides the basis for identifying the locations for new retail, leisure and commercial development. The regeneration of Lionfields forms part of the Council’s ReWyre initiative together with the transformation of the public realm in High Street, Vicar Street, Exchange Street and Oxford Street.	10.14 The concentration of a range of goods, services and facilities in one area creates a centre for communities and enables people to make one trip for many reasons. The District’s settlement hierarchy of towns is Kidderminster, Stourport-on-Severn and Bewdley, and this provides the basis for identifying the locations for new retail, leisure and commercial development. The regeneration of Lionfields forms part of the Council’s ReWyre initiative together with the transformation of the public realm in High Street, Vicar Street, Exchange Street and Oxford Street.

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
MM10.6	Policy 10B – Town Centre Development	<p>Policy 10B - Town Centre Development</p> <ul style="list-style-type: none"> • Small scale (less than 280 sq m) development of retail uses in rural areas will be supported where appropriate. • Small scale (less than 500 sq m) development of commercial and leisure uses in rural areas will be supported where appropriate. 	<p>Policy 10B - Town Centre Development</p> <ul style="list-style-type: none"> • Small scale (less than 280 sq m) development of retail uses in rural areas will be supported where appropriate. • Small scale (less than 500 sq m) development of commercial and leisure uses in rural areas will be supported where appropriate.
MM10.7	Policy 10B, Reasoned Justification		<p><u>10.15 Wyre Forest District Council applied for a bid from the Government’s Future High Streets Fund and has been awarded £20.5m to transform important regeneration sites within Kidderminster town centre.</u></p> <p><u>10.16 Three major transformational projects will improve permeability around the town and improve connectivity between the more popular western side with the less popular eastern side and will create new commercial and housing provision, supporting regeneration of the town and introducing a wide range of uses.</u></p> <p><u>10.17 The funding will enable the derelict former Magistrates Court, a Grade II Listed Building to be transformed into a multifunctional digital and creative enterprise hub. The Bull Ring area will be developed as a gateway into the town and access between Worcester Street and Bromsgrove Street car park will be improved through a programme of acquisition and redevelopment of redundant and no longer fit for purpose</u></p>

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Schedule of Recommended Main Modifications to the Wyre Forest District Local Plan (2016-2036)

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
			<p><u>properties. The three development schemes will improve linkages around the town centre. There will be investment in public realm and uses within the town centre will be diversified. The development will be transformational and significantly boost the local economy.</u></p> <p><u>10.18 Kidderminster will also be transformed through the regeneration of Lionfields which forms part of the Council's ReWyre initiative together with the transformation of the public realm in High Street, Vicar Street, Exchange Street and Oxford Street. Crown House has been demolished and redevelopment of the area will transform the Bullring area of Kidderminster town centre and will ensure a more attractive shopping environment.</u></p>
MM10.8	Policy 10B, Reasoned Justification	10.15 The retail sector and town centres are undergoing a period of significant structural change arising not just from the effects of the recent and sustained economic downturn but also the continuing popularity and convenience provided by out-of-town facilities and the increasing adoption of online shopping by both consumers and retailers.	<p>10.159 The retail sector and town centres are undergoing a period of significant structural change arising not just from the effects of the recent and sustained economic downturn but also the continuing popularity and convenience provided by out-of-town facilities and the increasing adoption of online shopping by both consumers and retailers.</p> <p><u>10.20 The Covid pandemic has also had a detrimental impact on the High Street. The pandemic has led to an acceleration of changes in the way consumers shop, and a decline in employment in town centres. At the current time it is</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
		<p>10.16 The three towns of Kidderminster, Stourport-on-Severn and Bewdley all have historic buildings within them which add to the quality and attractiveness of the town centres. The Council wishes to ensure that the three towns are attractive centres that members of the public want to visit. However, Kidderminster has a number of larger empty shop units and therefore appropriate alternative uses will be encouraged to ensure that the town centres are vibrant.</p>	<p><u>unknown what the long-term effects of the pandemic on town centres will be.</u></p> <p>10.1621 The three towns of Kidderminster, Stourport-on-Severn and Bewdley all have historic buildings within them which add to the quality and attractiveness of the town centres. The Council wishes to ensure that the three towns are attractive centres that members of the public want to visit. However, Kidderminster has a number of larger empty shop units and therefore appropriate alternative uses will be encouraged to ensure that the town centres are vibrant. <u>Policy 10B, together with other policies in the Plan, seeks to foster and enhance the vitality and viability of the town centres, including encouragement of appropriate alternative uses of vacant retail units, to ensure that the town centres will remain vibrant places at the heart of their communities.</u></p>
MM10.9	Policy 10C – Sustainable Tourism	<p>Policy 10C - Sustainable Tourism</p> <ul style="list-style-type: none"> Proposals linked to the Tourism Industry should incorporate sustainable transport links as the site should be readily and safely accessible by public transport wherever possible, especially between attractions and Kidderminster town centre. Sustainable transport links and infrastructure to promote ease of access to the Wyre Forest, Stourport-on-Severn, Bewdley, West Midland Safari Park 	<p>Policy 10C - Sustainable Tourism</p> <ul style="list-style-type: none"> <u>C.</u> Proposals linked to the Tourism Industry should incorporate sustainable transport links as the site should be readily and safely accessible by public transport wherever possible, especially between attractions and Kidderminster town centre. Sustainable transport links and infrastructure to promote ease of access to the Wyre Forest, Stourport-on-Severn, Bewdley, West Midland Safari Park and Kidderminster Railway Station will be sought <u>where it is practical and viable to do so.</u>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 10 - A Good Place to do Business			
		and Kidderminster Railway Station will be sought.	

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 11 - A Unique Place			
MM11.1	Policy 11A - Quality Design and Local Distinctiveness A. High Quality Design	All development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.	All development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New, inclusive and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.
MM11.2	Policy 11A – Quality Design and Local Distinctiveness	Wyre Forest District has an existing character that is determined by the qualities of the existing buildings and landscape. New development should respond to these existing qualities and ensure that it represents	Wyre Forest District has an existing character that is determined by the qualities of the existing buildings and landscape. New development should respond to these existing qualities and ensure that it represents a positive addition to the

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 11 - A Unique Place			
	B. Creating and Reinforcing Local Distinctiveness	a positive addition to the streetscape or landscape. Where the existing context is weak or negative, it is important that new development demonstrates an improvement in the quality of the area.	streetscape or landscape. Where the existing context is weak or negative, it is important that new development demonstrates an improvement in the quality of the area. <u>Guidance is provided in the District's Adopted Design Guidance Supplementary Planning Document of 2015.</u>
MM11.3	Policy 11A – Quality Design and Local Distinctiveness C. Design Supplementary Planning Document	C. Design Supplementary Planning Document Proposals for new development must demonstrate a regard for the overarching vision and design objectives, the District's local character and identity and the design processes set out within the latest adopted Design SPD.	C. Design Supplementary Planning Document Proposals for new development must demonstrate a regard for the overarching vision and design objectives, the District's local character and identity and the design processes set out within the latest adopted Design SPD.
MM11.4	Policy 11C – Landscape Character A.Landscape Character	New development must protect and where possible enhance the unique character of the landscape including individual settlements or hamlets located within it. Opportunities for landscape gain will be sought alongside all new development, in order that landscape character is strengthened and enhanced. The Worcestershire County Council Landscape Character Assessment Supplementary Guidance (2012 or as later amended) and Historic Landscape Characterisation will be used when determining applications for development within the rural areas.	New development must protect and where possible enhance the unique character of the landscape including individual settlements or hamlets located within it. Opportunities for landscape gain will be sought alongside all new development, in order that landscape character is strengthened and enhanced. The Worcestershire County Council Landscape Character Assessment Supplementary Guidance (2012 or as later amended) and Historic Landscape Characterisation will be used <u>as guidance</u> when determining applications for development within the rural areas. <u>Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and</u>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 11 - A Unique Place			
			<u>enhancing valued landscapes, sites of biodiversity or geological value and soils.</u>

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 11 – A Unique Place			
MM11.5	Policy 11D – Protecting and Enhancing Biodiversity – final paragraph of the policy	Policy 11D – Protecting and Enhancing Biodiversity (final paragraph of the policy) Specific requirements relating to the protection and enhancement of biodiversity and green infrastructure within the District will be set out in a Green Infrastructure Supplementary Planning	Policy 11D – Protecting and Enhancing Biodiversity (final paragraph of the policy) Specific requirements details relating to the protection and enhancement of biodiversity and green infrastructure within the District will be set out in a Green Infrastructure Supplementary Planning Document (SPD). Development proposals will be expected to comply with this SPD.

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 11 – A Unique Place			
		Document (SPD). Development proposals will be expected to comply with this SPD.	
MM11.6	Para 11.31 of Reasoned justification for Policy 11D.	As well as sites which are protected by designations, there is also the potential through development to create and enhance other sites. These additional areas may be smaller ‘stepping stones’ forming part of ‘wildlife corridors’ (both blue and green (see Glossary)) which help to link sites into a more comprehensive and resilient ecological network. This approach is embedded within NPPF paragraphs 170, 171 and 174 which require Local Authorities to create biodiversity or ecological networks.	As well as sites which are protected by designations, there is also the potential through development to create and enhance other sites. These additional areas may be smaller ‘stepping stones’ forming part of ‘wildlife corridors’ (both blue and green (see Glossary)) which help to link sites into a more comprehensive and resilient ecological network. This approach is embedded within NPPF paragraphs 170 174 , 171 175 and 174 179 which require Local Authorities to create biodiversity or ecological networks.
MM11.7	Para 11.32 of Reasoned justification for Policy 11D.	11.32 Ancient woodland and veteran trees are an irreplaceable and intrinsic feature of Wyre Forest's ecological network, their importance is recognised within NPPF paragraph 175(c) and a strong commitment for their protection is expressed within DEFRA's 25 year plan. Due to their historical significance, veteran trees are to be considered heritage assets (NPPF Section 16). Natural England guidance on ancient woodland and veteran trees [Footnote 15: Natural England guidance - Ancient woodland and veteran trees: protecting them from development https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences] states that mitigation measures could	11.32 Ancient woodland and veteran trees are an irreplaceable and intrinsic feature of Wyre Forest's ecological network, their importance is recognised within NPPF paragraph 175(c) 180(b) and a strong commitment for their protection is expressed within DEFRA's 25 year plan. Due to their historical significance, veteran trees are to be considered heritage assets (NPPF Section 16). Natural England guidance on ancient woodland and veteran trees [Footnote 15: Natural England guidance - Ancient woodland and veteran trees: protecting them from development https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences] states that mitigation measures could include leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland or veteran tree. The actual size of the buffer depends on the type of the development, the type of woodland

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		include leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland or veteran tree. The actual size of the buffer depends on the type of the development, the type of woodland and what the likely impact would be, but as a minimum it should be at least 15 metres.	and what the likely impact would be, but as a minimum it should be at least 15 metres. <u>For veteran trees, where a more precautionary approach is warranted, the distance should be greater than the standard minimum buffer.</u>
MM11.8	Table .1 Important sites for Biodiversity		Insert into table new designation as follows: <u>Natural Space – Sites of biodiversity and conservation importance.</u>
MM11.9	New paragraph to be inserted as Paragraph 11.39 in Reasoned Justification for Policy 11D.		Insert new paragraph (11.39): <u>The River Severn, Severn Estuary and tributaries provide a route for migratory fish forming part of the reasons for the Severn Estuary’s designation as a Special Area of Conservation and Ramsar Site. The Severn Rivers Trust has been established to promote projects to improve fish passage along the Severn and to develop greater use of the rivers Severn and Teme by local people and visitors. Development that may have direct or indirect impacts on watercourses used by the SAC and Ramsar species will be subject to a Habitats Regulations Assessment (HRA).</u>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 12 – Strategic Infrastructure			
MM12.1	Policy 12 – Strategic Infrastructure	<p>Policy 12 – Strategic Infrastructure</p> <p>A. The Council will work closely with its partners, especially the County Council, to bring forward the appropriate, proportionate and necessary infrastructure that is required to deliver the Plan.</p> <p>B. Development will be required to provide or contribute, financially or in kind, towards the provision of infrastructure needed to support it, subject to viability requirements designated by the NPPF.</p> <p>C. Where new infrastructure is needed to support new development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed.</p>	<p>Policy 12 – Strategic Infrastructure</p> <p>A. The Council will work closely with its partners, especially the County Council, to bring forward the appropriate, proportionate and necessary infrastructure that is required to deliver the Plan.</p> <p>B. Development will be required to provide or contribute, financially or in kind, towards the provision of infrastructure needed to support it, subject to viability requirements designated by the NPPF.</p> <p>C. Where new infrastructure is needed to support new development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed.</p> <p>D. <u>Where appropriate, planning obligations will be required to fund infrastructure projects that are directly related to specific development, including but not limited to affordable housing, transport, green infrastructure, education, health and other social infrastructure.</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 13 – Transport and Accessibility			
MM13.1	Policy 13 – Transport and Accessibility	<p>A. Proposal must demonstrate that:</p> <ul style="list-style-type: none"> i. the location and layout of development will minimise the demand for travel; ii. they offer viable sustainable transport choices, with a particular focus on active travel modes (walking and cycling); iii. they address road safety issues; and in particular, iv. they are consistent with the delivery of the Worcestershire Local Transport Plan objectives. 	<p>A. Proposal must demonstrate that:</p> <ul style="list-style-type: none"> i. the location and layout of development will minimise the demand for travel; ii. they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks. (walking and cycling); iii. they address road safety issues; and in particular, iv. they are consistent with the delivery of the Worcestershire Local Transport Plan Objectives.
MM13.2	Policy 13 – Transport and Accessibility	<p>B. Travel Plans will be required for all major developments. These must set out measures to reduce demand to travel by private cars and must seek to promote and support increased walking, cycling and public transport use for a range of trip purposes through agreed targets and monitoring arrangements. The Travel Plan must follow the guidance set out in the National Planning Policy Framework.</p>	<p>B. Travel Plans will be required for all major developments. These must set out measures to reduce demand to travel by private cars and must seek to promote and support increased walking, cycling and public transport use for a range of trip purposes through agreed targets and monitoring arrangements. The Travel Plan must follow the guidance set out in national planning policy and guidance, including the National Design Guide and the National Model Design Code. the National Planning Policy Framework.</p>
MM13.3	Paragraph 13.10	To promote further development, economic growth and tackle traffic congestion, the Wyre Forest District will need to have:	To promote further development, economic growth and tackle traffic congestion, the Wyre Forest District will need to have:

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 13 – Transport and Accessibility			
		<ul style="list-style-type: none"> • High-quality active travel routes and corridors (walking and cycling) to provide an attractive, direct travel choice for shorter distance journeys, particularly in urban areas; • Excellent access to rail stations and improved rail services; • A convenient and efficient urban passenger transport network; • An efficient highway network with good links to the strategic highway network, to enable the efficient movement of goods and services essential to support economic activity and growth. 	<ul style="list-style-type: none"> • High-quality active travel routes and corridors providing for attractive and well-designed walking and cycling networks, (walking and cycling) to provide an attractive, and direct travel choice for shorter distance journeys, particularly in urban areas; • Excellent access to rail stations and improved rail services; • A convenient and efficient urban passenger transport network; • An efficient highway network with good links to the strategic highway network, to enable the efficient movement of goods and services essential to support economic activity and growth.
MM13.4	Paragraph 13.11	<p>Highway Network</p> <p>The District does not benefit from local access to the motorway network (M5); however, it has connections to the Black Country and wider West Midlands Conurbation to the north/west, Bromsgrove and Redditch to the east, and Worcester to the south, provided by the local principal road network.</p>	<p>Highway Network</p> <p>The District does not benefit from local access to the motorway network (M5); however, <u>M5 Junction 3 and 4 provide access from Wyre Forest District and the rural hinterland to the Strategic Road Network for journeys by road.</u> it has They provide connections to the Black Country and wider West Midlands Conurbation and wider Worcestershire. to the north/west, Bromsgrove and Redditch to the east, and Worcester to the south, This in turn provides access to by the local principal road network.</p>

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Section of Local Plan: Chapter 13 – Transport and Accessibility			
MM13.5	Insert new text above Paragraph 13.11		<p>Highway Network</p> <p><u>The district does not benefit from direct access to the Strategic Road Network. However, it does have connections to the M5 Corridor through the following local principal road network which connects to the M5 through the identified corridors and junctions;</u></p> <ul style="list-style-type: none"> - <u>A456 Corridor – which provides access to M5 Junction 3 (Quinton);</u> - <u>A491 Corridor – which provides access to M5 Junction 4 (Lydiate Ash); and,</u> - <u>A449 Corridor – which provides access to M5 Junction 6 (Worcester North).</u> <p><u>These connections enable the movement of goods, services and freight into and out of the district. These junctions are also signed for routeing to the West Midland Safari Park and Severn Valley Railway which are national tourist destinations and important to the regional economy.</u></p> <p><u>Whilst it is noted that the Wyre Forest Local Plan will increase potential trips on the Strategic Road Network, the impact is considered minor. However, cumulatively with further housing and employment growth in Birmingham, Black Country, Bromsgrove and South Worcestershire it is likely that improvements will be required at these junctions.</u></p>

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Section of Local Plan: Chapter 13 – Transport and Accessibility			
			<u>Therefore, Highways England, who maintains and manages the M5 Corridor, continues to work with Worcestershire County Council, and other key stakeholders to identify and develop improvement schemes and funding opportunities at these locations, to enable the growth across this area to be accommodated within the operational capacity of the Strategic Road Network.</u>
MM13.6	Paragraph 13.32	Walking and cycling should be a normal part of everyday life, and the natural choice for shorter journeys such as going to school, college or work, travelling to the station, and for simple enjoyment. Having access to safe and attractive routes for cycling and walking is essential to tackle rising obesity and deteriorated public health, reduce congestion, improve environmental quality and increase civic pride and wellbeing.	Walking and cycling should be a normal part of everyday life, and the natural choice for shorter journeys such as going to school, college or work, travelling to the station, and for simple enjoyment. Having access to safe and attractive and well-designed routes for walking and cycling and walking with secure cycle parking , is essential to tackle rising obesity and deteriorated public health, reduce congestion, improve environmental quality and increase civic pride and wellbeing.
MM13.7	Paragraph 13.33	Rising obesity in the District is partly caused by sedentary lifestyles, so investing in high quality, continuous corridors for active travel modes (walking and cycling) will help to tackle this issue, by providing attractive environments and realistic alternative travel choices for shorter trips;	Rising obesity in the District is partly caused by sedentary lifestyles, so investing in high quality, continuous corridors for active travel modes (walking and cycling) will help to tackle this issue, by providing attractive and well-designed environments and realistic alternative travel choices for shorter trips;
MM13.8	Paragraph 13.36, bullet point 2	Travel Choice – increasing realistic travel choice is critical to enable our economy to	Travel Choice – increasing realistic travel choice is critical to enable our economy to diversify and grow. In addition to

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 13 – Transport and Accessibility			
		<p>diversify and grow. In addition to enhancing access to travel information, we recognise that we need to prioritise investment in alternative modes of travel. In particular, our rail network has significant potential to accommodate and support economic diversification and planned growth. Significant investment will be required in our stations, rail infrastructure and rolling stock to provide the quality of services and facilities that the 21st century passenger expects. Rising obesity in the county is partly caused by sedentary lifestyles, so investing in high quality, continuous corridors for active travel modes (walking and cycling) as well as improvements to the public realm in our urban areas will help to tackle this issue, by providing attractive environments and realistic alternative travel choices for shorter trips;</p>	<p>enhancing access to travel information, we recognise that we need to prioritise investment in alternative modes of travel. In particular, our rail network has significant potential to accommodate and support economic diversification and planned growth. Significant investment will be required in our stations, rail infrastructure and rolling stock to provide the quality of services and facilities that the 21st century passenger expects. Rising obesity in the county is partly caused by sedentary lifestyles, so investing in high quality, continuous corridors for active travel modes (walking and cycling) as well as improvements to the public realm in our urban areas will help to tackle this issue, by providing attractive <u>and well-designed</u> environments and realistic alternative travel choices for shorter trips;</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 14 – Strategic Green Infrastructure			
MM14.1	Policy 14 – Strategic Green Infrastructure	<p>Policy 14 – Strategic Green Infrastructure</p> <p>A. The existing green infrastructure network will be safeguarded from inappropriate development.</p> <p>B. New development will be expected to retain, protect and enhance Green Infrastructure (GI) assets by integrating GI into developments and contributing positively to the District’s green infrastructure network. Housing and employment development proposals (including mixed use schemes) will be required to contribute towards the provision, maintenance, improvement and connectivity of GI, directly delivering GI as follows, subject to viability requirements designated by the NPPF:</p>	<p>Policy 14 – Strategic Green Infrastructure</p> <p>A. The existing green infrastructure <u>(and associated blue infrastructure)</u> network will be safeguarded from inappropriate development.</p> <p>B. New development will be expected to retain, protect, and enhance <u>and provide</u> Green Infrastructure (GI) assets <u>(and associated blue infrastructure)</u> by integrating GI into developments and contributing positively to the District’s green infrastructure network. Housing and employment development proposals (including mixed use schemes) will be required to contribute towards the provision, maintenance, improvement and connectivity of GI, directly delivering GI <u>as part of their design</u> as follows, subject to viability requirements designated by the NPPF:</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 14 – Strategic Green Infrastructure			
		<ul style="list-style-type: none"> i. For Greenfield sites exceeding 1ha (gross): 40% GI. ii. For Greenfield sites of less than 1ha but more than 0.2ha (gross): 20% GI. iii. For Brownfield sites: no specific GI figure. <p>3. Development which is unable to retain, protect and enhance the integrity of the GI network and its connectivity or ‘stepping-stone’ features will be considered inappropriate. Within brownfield developments it is expected that key GI features such as SuDs, green roofs, green walls, and biodiversity measures will be delivered wherever possible and integrated into the wider GI network.</p> <p>4. Within the identified key strategic development corridors it is expected that masterplanning for</p>	<ul style="list-style-type: none"> i. For Greenfield sites exceeding 1ha (gross): 40% GI <u>(excluding private gardens).</u> ii. For Greenfield sites of less than 1ha but more than 0.2ha (gross): 20% GI <u>(excluding private gardens).</u> iii. For Brownfield sites: no specific GI figure. <u>However, mitigation would be expected if the proposed development will impact negatively on protected environmental sites and/or where brownfield sites have a high environmental value.</u> <p>3.C. Development which is unable to retain, protect and enhance the integrity of the GI network and its connectivity or ‘stepping-stone’ features will be considered inappropriate. Within brownfield developments it is expected that key GI features such as SuDs, green roofs, green walls, <u>enhancements to the District’s urban and peri-urban forest</u> and biodiversity measures will be delivered wherever possible and integrated into the wider GI network.</p> <p>4.D. Within the identified key strategic development corridors it is expected that masterplanning for all major developments will be informed by the Green Infrastructure Concept Plans.</p> <p>5.E. The precise form and function(s) of the GI provided will depend on local circumstances and the Worcestershire Green Infrastructure Strategy’s priorities. Developers should seek to agree these matters with the Council in advance of submitting a</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 14 – Strategic Green Infrastructure			
		<p>all major developments will be informed by the Green Infrastructure Concept Plans.</p> <p>5. The precise form and function(s) of the GI provided will depend on local circumstances and the Worcestershire Green Infrastructure Strategy’s priorities. Developers should seek to agree these matters with the Council in advance of submitting a planning application. Effective management arrangements should also be clearly set out and secured. Once planning permission has been given by the Council, the associated GI will be protected as semi-natural green open space (see also Policy 20B in respect of the provision of semi-natural green “open space”).</p> <p>6. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on important GI attributes within areas will not be permitted unless:</p> <p>i. A robust independent assessment of community and technical environmental need and functionality shows the specific GI typology to be surplus to requirements in</p>	<p>planning application. Effective management arrangements should also be clearly set out and secured. Once planning permission has been given by the Council, the associated GI will be protected as Natural Space or Open Space (see Policy 20B). semi-natural green open space (see also Policy 20B in respect of the provision of semi-natural green “open space”).</p> <p>6-F. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on important GI attributes within areas will not be permitted unless:</p> <p>i. A robust independent assessment of community and technical environmental need and functionality shows the specific GI typology to be surplus to requirements in that particular location and that it does not have wider negative impacts; and</p> <p>ii. Replacement of, or investment in, GI of at least equal equivalent quantity and quality of community and technical environmental benefit is secured for the locality or wider area in a suitable location agreed with the LPA.</p> <p>7-G. To the north of Kidderminster Town Centre, the Council will safeguard the areas shown on the Policies Map in the Stour Valley for future development as a Country Park. Proposals for</p>

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		<p>that particular location and that it does not have wider negative impacts; and</p> <p>ii. Replacement of, or investment in, GI of at least equal community and technical environmental benefit is secured for the locality or wider area.</p> <p>7. To the north of Kidderminster Town Centre, the Council will safeguard the areas shown on the Policies Map in the Stour Valley for future development as a Country Park. Proposals for development which would prejudice the provision of a Country Park in these areas will not be permitted.</p>	<p>development which would prejudice the provision of a Country Park in these areas will not be permitted.</p> <p><u>H. The Council will safeguard and implement a scheme on land between Kidderminster and Stourport-on-Severn for development as the Burlish Country Park, as shown on the Policies Map. Proposals for development which would prejudice the provision of the Country Park in these areas will not be permitted.</u></p>
MM14.2	Reasoned Justification for Policy 14	14.7 GI will need to be carefully planned into new developments from the outset. When determining planning applications the way in which the proposals contribute to delivering the GI network will be of paramount importance.	14.7 GI will need to be carefully planned into new developments from the outset. When determining planning applications, the way in which the proposals contribute to delivering the GI network will be of paramount importance. <u>GI (and associated Blue Infrastructure) is an over-arching approach to secure a range of measures already required and being delivered by development, including: formal and informal play areas, sustainable drainage systems, footpaths and bridleways, public open space, community gardens, living walls, wildflower verges and enhancement of the District’s</u>

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Section of Local Plan: Chapter 14 – Strategic Green Infrastructure			
			<p><u>urban and peri-urban forests etc. For sake of clarity: this is not a requirement to be considered alongside such features, but the GI target in Policy 14 should constitute a quantitative summation of GI measures. For GI to be deemed of acceptable quality, matters including multi-functionality, cohesion and aftercare also require careful consideration. Helpful demonstration of such consideration should include benchmarking of development through assessment tools such as Building with Nature (www.buildingwithnature.org.uk/about). The GI Concept Plans and/or a Supplementary Planning Document will be of assistance to developers in crafting robust and effective GI schemes.</u></p> <p><u>14.8 When considering GI on brownfield sites no specific figure has been set as such sites can be relatively constrained by development viability. Therefore any GI provision will be as a direct consequence of development proposals having to meet other policy requirements as necessary in order to make the development acceptable in planning terms. Where proposed development is likely to impact negatively on protected sites and/or where brownfield sites have a high environmental value then appropriate mitigation measures will be expected. Brownfield habitats qualifying as Open Mosaic Habitat or supporting NERC S.41 species would qualify as a site offering 'high environmental value'.</u></p>

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Section of Local Plan: Chapter 14 – Strategic Green Infrastructure			
			<p><u>14.9</u> If a site is part brownfield and part greenfield, the GI % in Bi and Bii of Policy 14 should be applied depending on the size of the greenfield area. For example, if the greenfield area exceeds 1ha then 40% GI should be applied. If the greenfield area is less than 1ha but more than 0.2ha then 20% is applied (subject to viability requirements designated by the NPPF).</p> <p><u>14.10</u> Blue infrastructure i.e. ‘blue’ landscape elements are linked to water such as pools and wetland systems, artificial basins or watercourses. Along with green infrastructure, wildlife corridors and dark corridors they help form an interconnected network of environmental enhancements within and across catchments.</p> <p>14.8 <u>14.11</u> The delivery of the Stour Valley Country Park is a long-standing aspiration for the District. The completion of the Kidderminster Flood Alleviation Scheme presents the opportunity to create a new country park to the North of Kidderminster. The creation of a new country park would provide a new link between the town centre and the existing green corridor running from Springfield Park, Broadwaters, and Hurcott Pool via the important wetlands of the Stour and Blakedown Brook Valleys. The site will remain safeguarded in order to allow the future delivery of the Stour Valley Country Park.</p>

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Section of Local Plan: Chapter 14 – Strategic Green Infrastructure			
		<p>14.8 The delivery of the Stour Valley Country Park is a long-standing aspiration for the District. The completion of the Kidderminster Flood Alleviation Scheme presents the opportunity to create a new country park to the North of Kidderminster. The creation of a new country park would provide a new link between the town centre and the existing green corridor running from Springfield Park, Broadwaters, and Hurcott Pool via the important wetlands of the Stour and Blakedown Brook Valleys. The site will remain safeguarded in order to allow the future delivery of the Stour Valley Country Park.</p>	<p><u>14.12 The Policies Map shows land between Kidderminster and Stourport-on-Severn being safeguarded as the Burlish Country Park. Until 2016, much of this land was in use as a golf course. The site returned to local authority ownership in June 2018. The Wyre Forest Golf Facility Review (2019) sets out why this golf course is surplus to requirements. The long-term vision for the site is to create a Country Park. Parts of the site have now been brought under management by the Council’s ranger service to be managed as a nature reserve. These parts of the site will be managed as an extension to the adjacent Burlish Top Nature Reserve. The land has been made available for public access with footpaths, signage, gates, and fencing. Cattle have also been brought in to graze the wildflower meadow. A proposal to develop a cycling route on the land to the south of Kingsway is also being discussed with British Cycling. Any funding secured would be match funded from S106 contributions. There are also plans to create a new area of woodland on 10ha in conjunction with the Woodland Trust. A visitor car park has been provided adjacent to the Kingsway.</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 15 – Water Management			
MM15.1	Policy 15A – Water Conservation and Efficiency	<p>Policy 15A – Water Conservation and Efficiency</p> <p>The Council will require development to demonstrate that it:</p> <ul style="list-style-type: none"> i. Incorporates design features that will reduce water consumption. Proposals for residential development will be expected to demonstrate that a water efficiency standard of 110 litres per person per day can be achieved: and/or ii. Incorporates design features that will support recycling / re-use of water through measures such as rainwater harvesting and grey water recycling, especially where a large demand for water is predicted such as industrial processes or irrigation. 	<p>Policy 15A – Water Conservation and Efficiency</p> <p>The Council will require development to demonstrate that it:</p> <ul style="list-style-type: none"> i. Incorporates design features that will reduce water consumption. Proposals for residential development will be expected to demonstrate that a water efficiency standard of 110 litres per person per day can be achieved: and/or ii. Incorporates design features that will support recycling / re-use of water through measures such as rainwater harvesting and grey water recycling, especially where a large demand for water is predicted such as industrial processes or irrigation.
MM15.2	Paragraph 15.5	The Water Resource Zone adjacent to the River Severn will be subject to the Environment Agency’s ‘Restoring Sustainable Abstraction’ programme towards the middle of the plan in 2024/5. This will include the revocation of abstraction licences for ground water supplies in some areas and increased	The Water Resource Zone adjacent to the River Severn will be subject to the Environment Agency’s ‘Restoring Sustainable Abstraction’ programme towards the middle of the plan in 2024/5. This will include the revocation of abstraction licences for ground water supplies in some areas and increased abstraction in others with plans to be agreed between Severn Trent Water (STW) and the Environment Agency (EA). The Wyre

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Section of Local Plan: Chapter 15 – Water Management			
		abstraction in others with plans to be agreed between Severn Trent Water (STW) and the Environment Agency (EA).	<u>Forest area covers surface and groundwater bodies that are either at risk of or have been impacted by abstraction. In areas such as this the Environment Agency is working with abstractors including water companies to reduce the impact of abstraction on the environment and bring it to more sustainable levels.</u>
MM15.3	Policy 15B – Sewage Systems and Water Quality, final paragraph	Policy 15B – Sewage Systems and Water Quality Proposals that would result in an unacceptable risk to the quality and / or quantity of a water body or water bodies will not be permitted. Strategies to help mitigate the impact of development on water quality will be required at planning application stage.	Policy 15B – Sewage Systems and Water Quality Proposals that would result in an unacceptable risk to the quality and / or quantity of a water course body or groundwater body bodies will not be permitted. Strategies to help mitigate the impact of development on water quality will be required at planning application stage. <u>Proposals should seek opportunities to improve water quality and help achieve good ecological Water Framework Directive (WFD) status.</u>
MM15.4	Paragraph 15.12	15.12 Receiving water courses and groundwater bodies covered by the European Union <i>Water Framework Directive</i> (2000) are subject to a basic requirement of ‘no deterioration’ and the objective to achieve ‘good’ status potential by 2015 (or 2027 as specified). A plan led approach will allow the Council, STW and EA to identify any potential water quality issues.	15.12 Receiving water courses courses courses and groundwater bodies covered by the European Union <i>Water Framework Directive</i> (2000) are subject to a basic requirement of ‘no deterioration’ and the objective to achieve ‘good’ status potential by 2015 (or 2027 as specified). A plan led approach will allow the Council, STW and EA to identify any potential water quality issues. <u>reach Good Ecological Status or Potential (GES/GEP) by 2027. It is essential that all future development helps to address the issues that currently prevent the watercourse or groundwater body from achieving GES/GEP. Water Framework Directive (WFD) data is available from the Environment Agency’s</u>

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Section of Local Plan: Chapter 15 – Water Management			
			Catchment Data Explorer tool at: http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/9
MM15.5	Policy 15C – Flood Risk Management, part ii	<p>ii) Submit a site specific Flood Risk Assessment (FRA), which confirms:</p> <ul style="list-style-type: none"> the wider hydrological context of the site. the development is safe from flooding for its lifetime, taking into account all forms of flooding. This shall include safe access and egress. finished ground floor levels will be set a minimum of 600 mm above the 1% annual probability (1 in 100 year) river flood level plus climate change allowance. finished ground floor levels will be set no lower than the modelled 1% annual probability (1 in 100 year) surface water flood level plus climate change allowance. the development will not increase the risk of flooding elsewhere, and proposals will detail how existing flood flow paths on the site will be accommodated, how the amount of 	<p>ii) Submit a site specific Flood Risk Assessment (FRA), which confirms:</p> <ul style="list-style-type: none"> the wider hydrological context of the site. the development is safe from flooding for its lifetime, taking into account all forms of flooding. This shall include safe access and egress. finished ground floor levels will be set a minimum of 600 mm above the 1% annual probability (1 in 100 year) river flood level plus climate change allowance. <u>Where necessary any flood proofing/resistance measures are incorporated into the design.</u> finished ground floor levels will be set no lower than the modelled 1% annual probability (1 in 100 year) surface water flood level plus climate change allowance. the development will not increase the risk of flooding elsewhere, and proposals will detail how existing flood flow paths on the site will be accommodated, how the amount of flood storage will be maintained <u>and improved (where possible)</u>, and how surface water runoff will be addressed. <u>any opportunities for wider flood risk benefits.</u>

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Section of Local Plan: Chapter 15 – Water Management			
		<p>flood storage will be maintained and how surface water runoff will be addressed.</p> <ul style="list-style-type: none"> the development layout is informed by the management of residual flood risk and the drainage strategy for the site, which incorporates sustainable drainage systems (SuDS) as set out in Policy 15D. 	<ul style="list-style-type: none"> <u>flood management and flood warning requirements.</u> the development layout is informed by the management of residual flood risk and the drainage strategy for the site, which incorporates sustainable drainage systems (SuDS) as set out in Policy 15D.
MM15.6	Policy 15C – Flood Risk Management, part iii	<p>iii) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk in the area and beyond.</p>	<p>iii) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk in the area and beyond. <u>This will entail evidence showing consideration of wider benefits and opportunities, including from cumulative impact assessment, to help ensure development will be safe and reduce flood risk in the catchment where possible.</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste			
MM16.1	Policy 16A – Pollution and Land Instability-criterion C	<p>Policy 16A – Pollution and Land Instability</p> <p>C. Development proposals will not be permitted in locations where there are risks from land instability. Development proposals within areas of known or suspected to be a risk of slope instability or poor ground conditions will need to demonstrate the following:</p> <ul style="list-style-type: none"> i. Its structural integrity will not be compromised by slope instability; ii. The development does not exacerbate any instability on the site or elsewhere; iii. The development can tolerate ground conditions by special design; and iv. There is long term stability of any structures built on filled ground. <p>For sites suspected of land instability, an adequate site investigation survey will need to be prepared (by a competent person) to demonstrate that land instability issues have been fully addressed.</p>	<p>Policy 16A – Pollution and Land Instability</p> <p>C. Development proposals will not be permitted in locations where there are risks from land instability. Development proposals within areas of known or suspected to be a risk of slope instability or poor ground conditions will need to demonstrate the following:</p> <ul style="list-style-type: none"> i. Its structural integrity will not be compromised by slope instability; ii. The development does not exacerbate any instability on the site or elsewhere; iii. The development can tolerate ground conditions by special design; and iv. There is long term stability of any structures built on filled ground or mined land. <p>For sites suspected of land instability, an adequate site investigation survey will need to be prepared (by a competent person) to demonstrate that land instability issues have been fully addressed.</p>

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Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste			
MM16.2	Footnote 18	NPPF Paragraphs 178, 179, 180, 181	NPPF Paragraphs 178 183 , 179 184 , 180 185 , 181 186 .
MM16.3	Policy 16B – Minerals, part 2	2. Proposed development in Minerals Consultation Areas will be required [Footnote 19: Excluding ‘exempt development’, namely householder applications; development already allocated in the Local Plan; infilling in existing built-up areas.] to assess the potential for the proposed development to sterilise locally or nationally important mineral resources, or impact on the operation of permitted mineral sites or supporting infrastructure. Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources or unacceptable impacts on the operation of permitted mineral sites or supporting infrastructure within a Minerals Safeguarding Area (MSA) unless:	2. Proposed development in Minerals Consultation Areas will be required [Footnote 19: Excluding ‘exempt development’, as defined in the Worcestershire Minerals Local Plan. namely householder applications; development already allocated in the Local Plan; infilling in existing built-up areas.] to assess the potential for the proposed development to sterilise locally or nationally important mineral resources, or impact on the operation of permitted mineral sites or supporting infrastructure. Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources or unacceptable impacts on the operation of permitted mineral sites or supporting infrastructure within a Minerals Safeguarding Area (MSA) unless:
MM16.4	Policy 16B – Minerals, part 3	3. Minerals development and extraction should not have an unacceptable impact, including cumulative impact, upon: <ul style="list-style-type: none"> i. The historic environment including heritage and archaeological assets. Restoration of minerals extraction sites which impact on 	3. Minerals development and extraction should not have an unacceptable impact, including cumulative impact, upon: <ul style="list-style-type: none"> i. The historic environment including heritage and archaeological assets. Restoration of minerals extraction sites which impact on heritage assets or their

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Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste			
		<p>heritage assets or their settings should be appropriate to the maintenance of and the significance of those assets.</p> <p>ii. The natural environment including biodiversity and ecological conditions for habitats and species.</p> <p>iii. Amenity including noise, air pollution (including dust), water levels and water quality.</p>	<p>settings should be appropriate to the maintenance of and the significance of those assets.</p> <p>ii. The natural environment including biodiversity and ecological conditions for habitats and species.</p> <p>iii. Amenity including noise, air pollution (including dust), water levels and water quality.</p>
MM16.5	Paragraph 16.11	The NPPF indicates that local planning authorities should define Minerals Consultation Areas (based on Minerals Safeguarding Areas) and should take account of the contribution that substitute or secondary and recycled materials can make to the supply of materials.	The NPPF indicates that local planning authorities should define Mineral Safeguarding Areas and Minerals Consultation Areas, (based on Minerals Safeguarding Areas) and should take account of the contribution that substitute or secondary and recycled materials can make to the supply of materials.
MM16.6	Chapter 16 – Pollution, Minerals and Waste Insert new text to end of chapter 16		<p>Insert new text to Chapter 16 after existing paragraph 16.29. New text to read as follows:</p> <p><u>Implications for Worcestershire Waste Core Strategy and Worcestershire Minerals Local Plan</u></p> <p><u>A number of the site allocations have repercussions for existing waste management facilities, mineral infrastructure or mineral resources. The sites affected are listed in the tables below.</u></p> <p><u>Policy WCS 16: New Development proposed on or near to existing waste management facilities, requires a developer to</u></p>

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Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste					
			<p><u>demonstrate that as the ‘agent of change’ (NPPF paragraph 187) the proposed development will not prevent, hinder or unreasonably restrict the operation of an existing waste management site within 250m and will include any necessary mitigation to ensure that the operation of the existing business will not have an adverse effect on the new development. (Worcestershire Waste Core Strategy 2012-27)</u></p> <table border="1" data-bbox="1261 695 2020 1066"> <tr> <td data-bbox="1261 695 1659 1066"><u>Sites potentially affecting existing waste management facility</u></td> <td data-bbox="1659 695 2020 1066"> <ul style="list-style-type: none"> • <u>Timber Yard, Park Lane (Policy 30.6)</u> • <u>Kidderminster Fire Station (Policy 30.7)</u> • <u>Rock Works, Park Lane (Policy 30.24)</u> • <u>SDF site, Stourport Road (Policy 30.25)</u> • <u>Firs Yard, Wilden Lane (Policy 33.17)</u> </td> </tr> </table> <p><u>NPPF paragraph 210e requires infrastructure which supports mineral development to be safeguarded. Developers of the following sites will need to address the mineral sites and infrastructure safeguarding policy requirements of the Worcestershire Minerals Local Plan to demonstrate that as the ‘agent of change’ (NPPF paragraph 187) the proposed development will include any necessary mitigation to ensure</u></p>	<u>Sites potentially affecting existing waste management facility</u>	<ul style="list-style-type: none"> • <u>Timber Yard, Park Lane (Policy 30.6)</u> • <u>Kidderminster Fire Station (Policy 30.7)</u> • <u>Rock Works, Park Lane (Policy 30.24)</u> • <u>SDF site, Stourport Road (Policy 30.25)</u> • <u>Firs Yard, Wilden Lane (Policy 33.17)</u>
<u>Sites potentially affecting existing waste management facility</u>	<ul style="list-style-type: none"> • <u>Timber Yard, Park Lane (Policy 30.6)</u> • <u>Kidderminster Fire Station (Policy 30.7)</u> • <u>Rock Works, Park Lane (Policy 30.24)</u> • <u>SDF site, Stourport Road (Policy 30.25)</u> • <u>Firs Yard, Wilden Lane (Policy 33.17)</u> 				

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Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste							
			<p><u>that the operation of the existing business will not have an adverse effect on the new development.</u></p> <table border="1" data-bbox="1261 501 2020 686"> <tr> <td data-bbox="1261 501 1682 686"><u>Site potentially affecting existing minerals infrastructure (concrete batching plant)</u></td> <td data-bbox="1682 501 2020 686"> <ul style="list-style-type: none"> • <u>Ambulance Station, Stourport Road (Policy 30.14)</u> • <u>SDF site, Stourport Road (Policy 30.25)</u> </td> </tr> </table> <p><u>NPPF paragraph 210 (c & d) requires locally and nationally important mineral resources to be safeguarded from sterilisation by non-mineral development where this should be avoided. Developers of the following sites will need to address the mineral resource safeguarding policy requirements of the Worcestershire Minerals Local Plan, undertaking a minerals resource assessment to inform design and to optimise opportunities for the partial extraction or incidental recovery of the underlying mineral resource either in advance of development taking place or in phases alongside it. The following sites are affected.</u></p> <table border="1" data-bbox="1261 1174 1794 1393"> <tr> <td data-bbox="1261 1174 1451 1393"><u>Sites where mineral resource safeguarding has been highlighted</u></td> <td data-bbox="1451 1174 1794 1393"> <ul style="list-style-type: none"> • <u>Land at Low Habberley (Policy 30.21)</u> • <u>Adj. Easter Park, Worcester Road (Policy 30.26)</u> </td> </tr> </table>	<u>Site potentially affecting existing minerals infrastructure (concrete batching plant)</u>	<ul style="list-style-type: none"> • <u>Ambulance Station, Stourport Road (Policy 30.14)</u> • <u>SDF site, Stourport Road (Policy 30.25)</u> 	<u>Sites where mineral resource safeguarding has been highlighted</u>	<ul style="list-style-type: none"> • <u>Land at Low Habberley (Policy 30.21)</u> • <u>Adj. Easter Park, Worcester Road (Policy 30.26)</u>
<u>Site potentially affecting existing minerals infrastructure (concrete batching plant)</u>	<ul style="list-style-type: none"> • <u>Ambulance Station, Stourport Road (Policy 30.14)</u> • <u>SDF site, Stourport Road (Policy 30.25)</u> 						
<u>Sites where mineral resource safeguarding has been highlighted</u>	<ul style="list-style-type: none"> • <u>Land at Low Habberley (Policy 30.21)</u> • <u>Adj. Easter Park, Worcester Road (Policy 30.26)</u> 						

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Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste			
			<p><u>through the Duty to Cooperate</u></p> <ul style="list-style-type: none"> • <u>Land off Zortech Avenue (Policy 30.30)</u> • <u>Lea Castle (Policy 31.1)</u> • <u>Land at Husum Way (Policy 32.1)</u> • <u>Land at Comberton Road (Policy 32.3)</u> • <u>Pearl Lane (Policy 33.5)</u> • <u>Land North of Wilden Industrial Estate (Policy 33.19)</u> • <u>Stourport Road Triangle (Policy 34.2)</u> • <u>Catchem’s End (Policy 34.3)</u> • <u>Land south of Habberley Road (Policy 34.4)</u> • <u>Land at Caunsall Road (Policy 36.10)</u> <p><u>The need for safeguarding of minerals resources at the following sites has been ruled out through the Duty to Cooperate process and exemptions will be applied.</u></p>

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Section of Local Plan: Chapter 16 – Pollution, Minerals and Waste				
			<p><u>Site where mineral safeguarding requirements have been ruled out</u></p>	<ul style="list-style-type: none"> • <u>Land at Stourbridge Road (Policy 30.12)</u> • <u>Four Acres Caravan Park (Policy 33.13)</u> • <u>School site Coniston Crescent (Policy 33.16)</u> • <u>Firs Yard, Wilden Lane (Policy 33.17)</u> • <u>Rock Tavern car park, Caunsall (Policy 36.9)</u> • <u>Land r/o Zortech Avenue (Policy 30.22)</u> • <u>Land west of former school site Coniston Crescent (Policy 33.8)</u> • <u>Former Burlish Golf Course Clubhouse (Policy 30.29)</u>

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Section of Local Plan: Key Diagram			

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MMKD.1	Key Diagram		<p>Update Key Diagram to remove sites that are no longer included in the Plan.</p> <p>Update Key Diagram to show correct boundary for Catchems End (WA/BE/3) Eastern parcel to extend up to the main road, and western parcel to be removed.</p> <p>Update Key Diagram for eastern extension site allocation (OC/6 and OC/13N). The site boundary should not extend beyond the developable area into the Green Belt.</p> <p>Update Key Diagram for the South Kidderminster Enterprise Park (SKEP) so that it does not incorporate Wilden Marsh Meadows SSSI and the adjoining settling ponds west of Wilden Lane.</p> <p>Update Key Diagram for School site Coniston Crescent (MI/38) to include the access from Kingsway.</p> <p>Update Key Diagram for land west of former school site Coniston Crescent (LI/11) to include the access from Kingsway.</p> <p>Update Key Diagram to include Stour Valley Country Park and Burlish Country Park</p>
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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
MM18.1	Policy 18a Financial Viability	Policy 18A - Financial Viability	Policy 18A - Financial Viability

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		<p>Requirement as set out in Section 8 are assumed to be viable. It is up to the applicant to demonstrate that the requirements are not viable. Where an applicant considers that it is not viable to meet the requirements as set out in Policy 8, the District Council will require robust evidence that the following criteria have been met:</p> <ul style="list-style-type: none"> i. The applicant must provide a full viability assessment which demonstrates that the required level of affordable housing or any other requirement or planning obligation is not viable. The methodology, underlying assumptions and software to be used should be agreed with the District Council or its consultants at pre-application stage. Applicants should refer to and follow the advice contained in the Council's Viability Study. ii. Where the District Council considers it necessary to obtain independent advice to validate a viability assessment which has been submitted, the applicant will be required to meet all reasonable costs of doing so. iii. The viability assessment should be presented on either a residual land value or profit basis which 	<p>Requirement as set out in Section 8 are assumed to be viable. It is up to the applicant to demonstrate that the requirements are not viable. Where an applicant considers that it is not viable to meet the requirements as set out in Policy 8, the District Council will require robust evidence that the following criteria have been met:</p> <ul style="list-style-type: none"> i. The applicant must provide a full viability assessment which demonstrates that the required level of affordable housing or any other requirement or planning obligation is not viable. The methodology, underlying assumptions and software to be used should be agreed with the District Council or its consultants at pre-application stage. Applicants should refer to and follow the advice contained in the Council's Viability Study. ii. Where the District Council considers it necessary to obtain independent advice to validate a viability assessment which has been submitted, the applicant will be required to meet all reasonable costs of doing so. iii. The viability assessment should be presented on either a residual land value or profit basis which should be agreed with the District Council in advance. <p><u>Policy 18A – Financial Viability</u></p>

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Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		<p>should be agreed with the District Council in advance.</p>	<p><u>All the allocated sites within the Local Plan have been assessed using the typology methodology set out in Paragraph 004 of the Planning Practice Guidance. Where applications depart from the assumptions made in the Local Plan Viability Assessment, May 2017 (IFT07), the Local Plan Viability Assessment Update, October 2018 (IFT06) and the Pre-Submissions Viability Note (IFT05), the applicant will be expected to justify the need for a viability assessment.</u></p> <p><u>18a i: If it is agreed that a viability assessment is required then it is for the applicant to demonstrate how the assumptions made in the Plan assessments have changed. Any evidence to substantiate any claims should also be provided. Details of acceptable evidence can be found in the Supplementary Planning Document on Planning Obligations.</u></p> <p><u>18a ii: Where the District Council considers it necessary to obtain independent advice to validate a viability assessment which has been submitted, the applicant will be required to meet all reasonable costs of doing so.</u></p> <p>18a iii: The viability assessment should be presented on either a residual value or profit basis which should be agreed with the District Council in advance.</p> <p><u>18a iii: For transparency, in accordance with the Planning Practice Guidance, any viability assessment should be</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		<p>iii. The viability assessment should be presented on either a residual land value or profit basis which should be agreed with the District Council in advance.</p> <p>18.6 Where the Council needs to seek independent advice to validate a viability assessment submitted by an applicant, then it will require all reasonable</p>	<p><u>prepared on the basis that it will be made publicly available other than in exceptional circumstances. In addition, an executive summary should be prepared in accordance with the government’s data format.</u></p> <p>18.6 Where the Council needs to seek independent advice to validate a viability assessment submitted by an applicant, then it will require all reasonable costs of the independent advice to be met by the developer. All information submitted by the applicant will remain confidential.</p>

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Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		costs of the independent advice to be met by the developer. All information submitted by the applicant will remain confidential.	
MM18.2	Policy 18b and reasoned justification	<p>Policy 18B - Residential Infill Development</p> <p>Infill development is defined as residential development of up to 6 dwellings in an otherwise built up frontage. Residential developments on infill plots within the settlement boundaries of the three main towns and the villages will be encouraged provided that they contribute to the existing character of the area in terms of design, density and layout.</p> <ul style="list-style-type: none"> i. Proposals that would lead to the over development of a site will be resisted. ii. The design, scale and layout of the proposed development should take account of existing dwellings to ensure that there are no adverse impacts associated with overlooking and disturbance to neighbouring properties. 	<p>Policy 18B - Residential Infill Development</p> <p>Infill development is defined as residential development of up to 6 dwellings in an otherwise built up frontage. Residential developments on infill plots within the settlement boundaries of the three main towns and the villages <u>and other rural settlements</u> will be encouraged provided that they contribute to the existing character of the area in terms of design, density and layout.</p> <ul style="list-style-type: none"> <u>i. Proposals for infill development within villages and other rural settlements should be to meet local needs only as determined by parish needs surveys and/or the housing register as set out under Policy 6B</u> <u>ii. Proposals should not be inappropriate development in the Green Belt</u> iii. Proposals that would lead to the over development of a site will be resisted

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Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		<p>iii. All new proposals for infill development should take account of the design principles as set out in the District Council's adopted Design Supplementary Planning Document and the Government's Nationally Described Space Standards.</p> <p>iv. Applicants will be required to demonstrate that proposals include adequate car parking space unless the character and local distinctiveness of the area dictates otherwise. Proposals should not have an adverse impact on existing road safety or cause amenity and parking issues for existing residents.</p> <p>v. Infill development proposals sited within the Conservation Area or adjacent to heritage assets will need to be in keeping and not harm the form, character and setting of the Conservation Area or heritage assets. They also must demonstrate accord with Historic Environment Policies 11B and 26; also Policy 27A Quality Design and Local Distinctiveness.</p>	<p>ii. iv. The design, scale and layout of the proposed development should take account of existing dwellings to ensure that there are no adverse impacts associated with overlooking and disturbance to neighbouring properties.</p> <p>iii. v. All new proposals for infill development should take account of the design principles as set out in the District Council's adopted Design Supplementary Planning Document and the Government's Nationally Described Space Standards.</p> <p>iv. vi. Applicants will be required to demonstrate that proposals include adequate car parking space unless the character and local distinctiveness of the area dictates otherwise. Proposals should not have an adverse impact on existing road safety or cause amenity and parking issues for existing residents.</p> <p>v. vii. Infill development proposals <u>located</u> sited within <u>a</u> the Conservation Area or adjacent to heritage assets will need to be in keeping and not harm the form, character and setting of the Conservation Area or heritage assets. They also must demonstrate <u>accordance</u> with Historic Environment Policies 11B and 26 <u>and</u> also Policy 27A Quality Design and Local Distinctiveness.</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		<p>Reasoned Justification 18.8 Residential developments (up to 6 dwellings) on infill plots within the settlement boundaries of the three main towns and the villages are likely to contribute towards new housing provision in the District. Whilst such developments are generally to be encouraged, it is important that they are well designed to protect and enhance the existing character and amenity of the residential areas.</p>	<p>Reasoned Justification 18.8 Residential developments (up to 6 dwellings) on infill plots within the settlement boundaries of the three main towns and the villages are likely to contribute towards new housing provision in the District. Whilst such developments are generally to be encouraged, it is important that they are well designed to protect and enhance the existing character and amenity of the residential areas. <u>It is important that such plots that become available in the rural areas are developed to meet local housing need as demonstrated through a Parish Housing Needs Survey and/or the Housing Register. This will ensure the long-term viability and vitality of these settlements.</u></p> <p>18.9 The Council will assess the effect that proposed residential infill developments will have on the amount of daylight and overshadowing neighbouring properties receive. Proposals that are likely to have an adverse impact and <u>do not take account of meet</u> design guidance will not be permitted.</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		18.9 The Council will assess the effect that proposed residential infill developments will have on the amount of daylight and overshadowing neighbouring properties receive. Proposals that are likely to have an adverse impact and do not meet design guidance will not be permitted.	
MM18.3	Policy 18D – Residential Caravans, Mobile Homes and Residential Boat Moorings	<p>Policy 18D - Residential Caravans and Mobile Homes</p> <p>The use of caravans and mobile homes for residential purposes will only be permitted for temporary periods to meet specific short term needs as follows:</p> <ul style="list-style-type: none"> i. To temporarily re-house households during redevelopment or major refurbishment to existing housing schemes. ii. To provide temporary accommodation for workers, but not worker's families, during the construction, major alteration or repair of a dwelling, provided that the mobile home can be satisfactorily sited within the curtilage of the dwelling. iii. To meet a temporary or seasonal agricultural or forestry need. 	<p>Policy 18D - Residential Caravans, and Mobile Homes and <u>Houseboat Moorings</u></p> <p>The use of caravans and mobile homes for residential purposes will only be permitted for temporary periods to meet specific short term needs as follows:</p> <ul style="list-style-type: none"> i. To temporarily re-house households during redevelopment or major refurbishment to existing housing schemes. ii. To provide temporary accommodation for workers, but not worker's families, during the construction, major alteration or repair of a dwelling, provided that the mobile home can be satisfactorily sited within the curtilage of the dwelling. iii. To meet a temporary or seasonal agricultural or forestry need. iv. To provide temporary accommodation for a carer, but not carer's family, provided that the mobile home can be satisfactorily sited within the curtilage

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
		<p>iv. To provide temporary accommodation for a carer, but not carer's family, provided that the mobile home can be satisfactorily sited within the curtilage of the dwelling, and that the temporary accommodation is no longer than six months.</p>	<p>of the dwelling, and that the temporary accommodation is no longer than six months.</p> <p><u>iv. To provide temporary accommodation for a carer, where it is fully justified and supported by an appropriate medical practitioner, provided that the mobile home can be satisfactorily sited within the curtilage of the dwelling. The time period for any temporary permission will need to be included as part of the justification with a maximum period of two years being considered suitable at any one time.</u></p> <p><u>The exception to this is if a Gypsy or Traveller household can demonstrate a cultural need for the siting of a residential caravan or mobile home on an existing caravan/mobile home site.</u></p> <p>Reasoned Justification</p> <p><u>18.14 The Wyre Forest District Gypsy and Traveller Accommodation Assessment (2020) established a need for 35 pitches to be provided in the period 2020-2036. In order to meet this requirement, flexibility has been built into the policy to allow permanent residence of caravans and mobile homes on existing parks.</u></p> <p><u>18.15 The Wyre Forest District Gypsy and Traveller Accommodation Assessment (2020) also identified that there</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 18 - A Desirable Place to Live			
			<u>may be a need for residential boat moorings in the district. However, there is currently insufficient evidence on this matter. If further evidence shows that there is a need for any type of new moorings, the Council will work with the Canal and River Trust to bring forward a suitable moorings policy in the review of the Plan. This will establish whether any allocation for moorings may need to be made in the review of the Local Plan.</u>

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 20 - Community Facilities			
MM20.1	Policy 20A-Community Facilities	<p>Policy 20A - Community Facilities</p> <ul style="list-style-type: none"> The provision of new community facilities or the enhancement of existing facilities will be permitted, subject to satisfying the sequential test in the NPPF, where applicable, where they are demonstrated to meet an identified local need. Proposals for new community facilities which can offer an increased overall provision will be 	<p>Policy 20A - Community Facilities</p> <ul style="list-style-type: none"> The provision of new community facilities or the enhancement of existing facilities will be permitted, subject to satisfying the sequential test in the NPPF, where applicable, where they are demonstrated to meet an identified local need. Proposals for new community facilities which can offer an increased overall provision will be supported subject to not conflicting with any other policies contained in the Plan.

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Section of Local Plan: Chapter 20 - Community Facilities			
		supported subject to not conflicting with any other policies contained in the Plan.	<p>A. <u>Proposals for new community facilities or the enhancement of existing facilities which offer an increased overall provision will be supported:</u></p> <ul style="list-style-type: none"> i. <u>where they are demonstrated to meet an identified local need</u> ii. <u>in accessible locations that serves a wide community</u> iii. <u>where they promotes the opportunities to travel by sustainable modes, and</u> iv. <u>subject to not conflicting with any other policies contained in the Plan.</u> <p>B. <u>If new facilities are proposed, existing facilities in the area need to be assessed to determine whether rationalising or combining facilities would be more appropriate in the first instance.</u></p> <p>C. <u>Where existing facilities could have a significant adverse effect on proposed new development in its vicinity, the applicant will be required to provide suitable mitigation before the development has been completed.</u></p> <p>D. <u>Applicants proposing to re-develop or convert a community facility should demonstrate that they have carried out an appropriate consultation with the</u></p>

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Section of Local Plan: Chapter 20 - Community Facilities			
		<ul style="list-style-type: none"> • Heritage assets can have a positive impact on its location and its communities. The use of under used heritage assets to provide community facilities as a benefit to the community and the historic environment will be supported. • Sites that have existing community, natural or historic points of interest within the site boundary should look to enhance these assets within the development. • Any proposal that would result in the loss of land or buildings currently or formerly 	<p><u>community most likely to use the facility prior to the submission of a planning application.</u></p> <ul style="list-style-type: none"> • <u>E.</u> Heritage assets can have a positive impact on <u>their</u> its location and its communities. The use of under used heritage assets to provide community facilities as a benefit to the community and the historic environment will be supported. • <u>F. Proposals for S</u>ites that have existing community, natural or historic points of interest within the site boundary should <u>seek</u> look to enhance these assets within the development. • <u>G.</u> Any proposal that would result in the loss of land or buildings currently or formerly used as a community facility will only be permitted if: <ul style="list-style-type: none"> <u>i.</u> It has been demonstrated that there is a surplus of similar provision in the appropriate catchment area for that particular facility and the land or building(s) are not needed for any other community facility; or <u>ii.</u> The community facility, lost as a result of the proposed development, would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

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Section of Local Plan: Chapter 20 - Community Facilities			
		<p>used as a community facility will only be permitted if:</p> <ol style="list-style-type: none"> i. It has been demonstrated that there is a surplus of similar provision in the appropriate catchment area for that particular facility and the land or building(s) are not needed for any other community facility; or ii. The community facility, lost as a result of the proposed development, would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or iii. The development is for alternative community facilities to meet local needs and, in the case of the loss of sports and recreational facilities, the benefits of which clearly outweigh the loss; or iv. In the case of community facilities other than sports and recreational facilities, it has been demonstrated that it would not be economically or operationally viable to retain the facility for community use and the community facility could not be provided or operated by either the current occupier 	<p><u>iii.</u>The development is for alternative community facilities to meet local needs and, in the case of the loss of sports and recreational facilities, the benefits of which clearly outweigh the loss; or</p> <p><u>iv.</u> In the case of community facilities other than sports and recreational facilities, it has been demonstrated that it would not be economically or operationally viable to retain the facility for community use and the community facility could not be provided or operated by either the current occupier or by an alternative occupier (e.g. by a local community body, public-private partnership etc) and it has been actively marketed for at least 12 months. <u>It must be demonstrated where and how the marketing has taken place and that it has been marketed through a suitably qualified agent and at an appropriate value.</u></p> <ul style="list-style-type: none"> ● Applicants are required to scope existing facilities in the area and consider whether it would be more appropriate to combine or rationalise existing facilities in the first instance ● Applicants proposing to re-develop or convert a community facility should demonstrate that they have consulted the appropriate community prior to the submission of a planning application.

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		<p>or by an alternative occupier (e.g. by a local community body, public-private partnership etc) and it has been marketed for at least 12 months.</p> <ul style="list-style-type: none"> • Applicants are required to scope existing facilities in the area and consider whether it would be more appropriate to combine or rationalise existing facilities in the first instance • Applicants proposing to re-develop or convert a community facility should demonstrate that they have consulted the appropriate community prior to the submission of a planning application. 	
MM20.2	Reasoned Justification	20.3 This policy is consistent with the NPPF (paragraphs 83-84, 91-92, 96-97). Alongside national planning policies and Policy 12 (Strategic Infrastructure), the Infrastructure Delivery Plan will set out the need for new community facilities to service the anticipated level of housing growth. The	20.3 This policy is consistent with the NPPF (paragraphs 83-84, 91-92, 96-97). Alongside national planning policies and Policy 12 (Strategic Infrastructure), the Infrastructure Delivery Plan will set out the need for new community facilities to service the anticipated level of housing growth. The adopted Built Facilities and Playing Pitch Strategies will further inform the application of this policy.

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		adopted Built Facilities and Playing Pitch Strategies will further inform the application of this policy.	
MM20.3	Policy 20B-Open Space	<p>Policy 20B-Open Space</p> <p>A. Open space is identified on the Policies Map and includes a range of private and public open spaces and associated community facilities. Open Space sites will be safeguarded from development unless:</p> <ul style="list-style-type: none"> • The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location; or • An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. <p>ii. This policy should be read in conjunction with Policy 14 (Strategic</p>	<p>Policy 20B-Open Space</p> <p>A. Open space is identified on the Policies Map and includes a range of private and public open spaces and associated community facilities. Open Space sites will be safeguarded from development unless:</p> <ul style="list-style-type: none"> • i. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location; or • ii. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • iii. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. <p>B. ii. This policy should be read in conjunction with Policy 14 (Strategic Green Infrastructure). Any new open space for recreation or sport Green Infrastructure secured through new development under these policies will be designated and protected as green Open Space, in accordance with Policy 20B.</p>

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		<p>Green Infrastructure). Any new Green Infrastructure secured under these policies will be designated and protected as green Open Space.</p> <p>iii. Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with NPPF paragraph 100; and</p> <ul style="list-style-type: none"> • Is in reasonably close proximity to the community it serves; • Is demonstrably special to a local community and holds a particular local significance; • Is local in character and is not an extensive tract of land. 	<p>C. iii. Local Green Space allocated by Neighbourhood Plans will be supported if the proposal is compliant with the NPPF paragraph 100; and</p> <ul style="list-style-type: none"> • i. Is in reasonably close proximity to the community it serves; • ii. Is demonstrably special to a local community and holds a particular local significance; and • iii. Is local in character and is not an extensive tract of land.
MM20.4	Reasoned Justification	20.9 Well-designed, attractive and functional open space is an essential component for a high quality of life. It contributes positively to biodiversity, health and the character of an area and can also help to mitigate the impacts of extreme temperatures and flash flooding.	20.9 Well-designed, attractive and functional open space is an essential component for a high quality of life. It contributes positively to biodiversity, health and the character of an area and can also help to mitigate the impacts of extreme temperatures and flash flooding.

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Section of Local Plan: Chapter 20 - Community Facilities			
		<p>20.10 The NPPF (paragraphs 92, 96, 97) emphasises the benefits of recreational open space in terms of its contribution to creating sustainable patterns of urban and rural development, its role in maintaining strong and vibrant communities and the associated promotion of health and well-being. Open space for recreation and sport can also deliver a number of Green Infrastructure objectives, often simultaneously.</p> <p>20.11 There is a wide range of types of open space across Wyre Forest; for example, playing fields, recreation grounds, allotments, cemeteries, parks and amenity green space. They are all part of and contribute to the Green Infrastructure both within and outside settlements. Some open space may not specifically be recognised for biodiversity value but will contain elements that will need to be considered when valuing green space. Other open spaces have high ecological or landscape value and are protected elsewhere in the Plan, e.g. Strategic Green Infrastructure (Policy 14) and Biodiversity & Geodiversity (Policy 11D and 11E).</p>	<p>20.10 The NPPF (paragraphs 92, 96, 97) emphasises the benefits of recreational open space in terms of its contribution to creating sustainable patterns of urban and rural development, its role in maintaining strong and vibrant communities and the associated promotion of health and well-being. Open space for recreation and sport can also deliver a number of Green Infrastructure objectives, often simultaneously.</p> <p>20.11 There is a wide range of types of open space across Wyre Forest; for example, playing fields, recreation grounds, allotments, cemeteries, parks and amenity green space. They are all part of and contribute to the Green Infrastructure both within and outside settlements. Some open space may not specifically be recognised for biodiversity value but will contain elements that will need to be considered when valuing green space. Other open spaces have high ecological or landscape value and are protected elsewhere in the Plan, e.g. Strategic Green Infrastructure (Policy 14) and Biodiversity & Geodiversity (Policy 11D and 11E).</p>
MM20.5	Policy 20C - Provision for Open Space, Sports Pitches and	Policy 20C - Provision for Open Space, Sports Pitches and Outdoor Community Uses in Housing Development	Policy 20C - Provision for Open Space, Sports Pitches and Outdoor Community Uses in Housing Development

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	Outdoor Community Uses in Housing Development	<p>The Council will require any major development, subject to viability requirements designated by the NPPF, to make provision in accordance with the following principles:</p> <ul style="list-style-type: none"> i. On-site provision which meets local needs for open space, sport and play; ii. Off-site contributions instead of an on-site contribution where it can be demonstrated that on-site provision is not feasible or viable; iii. Contributions towards the enhancement and creation of new areas of open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency; iv. Open space in the most accessible possible locations including access by cycle routes and provision for walking and cycling; v. Play and recreation spaces for children and young people including the provision of play equipment for special needs children; vi. Creation of historic or environmental interpretation features; 	<p>A. The Council will require any major development, subject to viability requirements designated by the NPPF, to make provision in accordance with the following principles:</p> <ul style="list-style-type: none"> i. On-site provision which meets local needs for open space, sport and play; ii. Off-site contributions instead of an on-site contribution where it can be demonstrated that on-site provision is not feasible or viable; iii. Contributions towards the enhancement of existing open space and/or and creation of new areas of open space and/or sports facilities where where a local deficiency has been identified and/or where the development would otherwise will lead to a deficiency; iv. Provision of Open open space in the most accessible possible locations including access by cycle routes and provision for walking and cycling; v. Play and recreation spaces for children and young people including the provision of play equipment for special needs children; vi. Creation of historic and/or environmental interpretation features, where appropriate; and

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		<p>vii. Street trees (where appropriate and subject to long-term maintenance arrangements).</p> <p>The Council will apply the following standards to new development:</p> <ul style="list-style-type: none"> • Development proposals for 10 or more dwellings should make provision for open Space and outdoor community uses, as set out in Table 20.0.1 (see below), together with secure arrangements for its long-term management and on-going maintenance by the developer, Town Council, Parish Council, or other community organisation. Enhancing accessibility to these open spaces, e.g. through improvements to the Rights of Way Network, is strongly encouraged. • The Council will require developers to establish a mechanism by which public open space will be maintained to an agreed standard. The mechanism must be secured and in place prior to commencement and it must be operational prior to occupation of no more than 80% of the development. 	<p>vii. Street trees (where appropriate and subject to long-term maintenance arrangements).</p> <p>B. The Council will apply the following standards to new development:</p> <ul style="list-style-type: none"> • i. Development proposals for 10 or more dwellings should make provision for open Space and outdoor community uses, as set out in Table 20.0.1 (see below), together with secure arrangements for its long-term management and on-going maintenance by the developer, Town Council, Parish Council, or other community organisation. Enhancing accessibility to these open spaces, e.g. through improvements to the Rights of Way Network, is strongly encouraged. • ii. The Council will require developers to establish a mechanism by which public open space will be maintained to an agreed standard. The mechanism must be secured and in place prior to commencement and it must be operational prior to occupation of no more than 80% of the development. • iii. On-site provision of open space will have regard to the following accessibility standards:

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		<ul style="list-style-type: none"> The total amount of green open space will be within the overall amount of Green Infrastructure required by Policy 14. In addition to Table 20.0.1, the precise amount, type and form of outdoor community use will be informed by local evidence e.g. Neighbourhood Plans and Playing Pitch Strategy. 	<ul style="list-style-type: none"> i. 1.Children’s Play Space (safe walking distances to dwellings): ii. 2.Local Area for Play (LAP) - within 100m iii. 3.Local Equipped Area for Play (LEAP) - within 400m. iv. 4.Neighbourhood Equipped Area for Play (NEAP) - within 1km. <ul style="list-style-type: none"> • iv.Playing Pitches: within 1.2km of dwellings or within 20 minutes drive in the rural areas of the District. • v. The total amount of green open space will be within the overall amount of Green Infrastructure required by Policy 14. In addition to Table 20.0.1, the precise amount, type and form of outdoor community use will be informed by local evidence e.g. Neighbourhood Plans and Playing Pitch Strategy. • vi. New open space should be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs. Where new sport and recreation facilities are provided as part of a development, they will be created in accordance with Sport England technical standards. Where replacement facilities are being provided, equivalent quality and quantity or greater will be required.

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		<ul style="list-style-type: none"> • New open space should be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs. Where new sport and recreation facilities are provided as part of a development, they will be created in accordance with Sport England technical standards. Where replacement facilities are being provided, equivalent quality and quantity or greater will be required. • Ongoing management and maintenance of public open space, sports, play, leisure and recreation facilities must be considered at the outset of the planning and design of a development and this should inform the type, amount and layout of provision proposed. • Where a development is in proximity to an existing community facility, green space or biodiversity asset, the developer will need to enhance or buffer the existing asset to mitigate any increase in demand put on that asset by the new development. • The development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must 	<ul style="list-style-type: none"> • <u>vii.</u> Ongoing management and maintenance of public open space, sports, play, leisure and recreation facilities must be considered at the outset of the planning and design of a development and this should inform the type, amount and layout of provision proposed. • <u>viii.</u> Where a development is in proximity to an existing community facility, green space or biodiversity asset, the developer will need to enhance or buffer the existing asset to mitigate any increase in demand put on that asset by the new development. • <u>ix.</u> The development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council’s strategies as identified in the Open Space audit, Playing Pitch Strategy and other relevant strategies and their subsequent updates.

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		<p>provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council's strategies as identified in the Open Space audit, Playing Pitch Strategy and other relevant strategies and their subsequent updates.</p> <p>On-site provision of open space will have regard to the following accessibility standards:</p> <ul style="list-style-type: none"> • Children's Play Space (safe walking distances to dwellings): <ul style="list-style-type: none"> i. Local Area for Play (LAP) - within 100m ii. Local Equipped Area for Play (LEAP) - within 400m. iii. Neighbourhood Equipped Area for Play (NEAP) - within 1km. • Playing Pitches: within 1.2km of dwellings or within 20 minutes drive in the rural areas of the District. 	
MM20.6	Reasoned Justification	20.15 The Council requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local needs,	20.15 The Council requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local needs, including those with disabilities and wider

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		<p>including those with disabilities and wider needs subject to viability. Need for open space, sport and recreational facilities must be assessed to determine what provision is needed (NPPF paragraph 96).</p> <p>20.16 New developments introduce new demands on public open space. This can include the need for more open space, improving the performance of existing open space or the provision of new types of open space.</p>	<p>needs, subject to viability. The Nneed for open space, sport and recreational facilities must be assessed to determine what provision is needed (NPPF paragraph 96).</p> <p>20.16 New developments introduce new demands on public open space. This can include the need for more open space, improving the performance of existing open space or the provision of new types of open space.</p> <p><u>20.16 The Sport England’s Playing Pitch Demand Calculator calculates a development’s playing pitch requirements. The calculator identifies associated costs for providing the required pitches and associated ancillary facilities (such as changing rooms and car parking) to meet the demand generated by the development. Whether there is capacity within existing pitches to meet the demand generated by the development or whether additional provision is required needs to be considered, taking into account evidence in the Playing Pitch Strategy.</u></p>
MM20.7	Reasoned Justification	20.18 The Wyre Forest District Open Space, Built Facilities and Playing Pitch Strategies as well as national guidance, will be used to identify any shortfall in the provision of these facilities and will identify what community sports assets need protecting and which need improving. The Playing Pitch Strategy requires the District to provide two additional 3G pitches in the plan period. The Playing Pitch Strategy document will be updated over the	<p>20.18 The Wyre Forest District Open Space, Built Facilities and Playing Pitch Strategies as well as national guidance, will be used to identify any shortfall in the provision of these facilities and will identify what community sports assets need protecting and which need improving. The Playing Pitch Strategy requires the District to provide two additional 3G pitches in the plan period. The Playing Pitch Strategy document will be updated over the plan period to remain valid, and subsequently the requirements for sport pitches may therefore change.</p>

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		plan period to remain valid, and subsequently the requirements for sport pitches may therefore change.	<p><u>20.18 For larger developments the expectation will be that the development will provide new sports pitches on site. However, in accordance with policy 20C, in cases where it is demonstrated that this is not feasible or appropriate, an off-site contribution will be required. The size of the proposed residential development may not create demand for a whole pitch. In such cases, it may be appropriate to secure a financial contribution to increase the capacity of an existing site or to contribute financially to new provision off-site. Consideration should be given to identifying suitable investment priorities that could serve the proposed development and which could benefit from a contribution towards increasing capacity to meet demand generated from the development, taking into account the findings of the Playing Pitch Strategy. If financial contributions are found to be preferable, the Playing Pitch Strategy Action Plan should be used to identify existing sites for investment.</u></p>
MM20.8	Paragraph 20.19	20.19 This strategy identifies quantitative and qualitative deficits in these facilities. It will be used to inform either the necessary level of developer contribution to be made towards new or upgraded existing provision or the funding of qualitative improvements rather than quantitative provision to meet demand created through new residential development, as informed by the Planning	20.19 This strategy identifies quantitative and qualitative deficits in these facilities. It will be used to inform either the necessary level of developer contribution to be made towards new or upgraded existing provision or the funding of qualitative improvements rather than quantitative provision to meet demand created through new residential development, as informed by the Planning Obligations SPD, or the necessity to provide on-site facilities.

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		Obligations SPD, or the necessity to provide on-site facilities.	<u>20.19 The Council’s Playing Pitch Strategy identifies shortfalls of provision to meet quantitative needs for football (both natural grass pitches and artificial grass pitches) and rugby union, qualitative improvements to grass pitches for all pitch sports and the need for provision of new and improved changing room facilities. It also identifies the need for two 3G additional artificial grass pitches for football, and there is a need to re-surface an existing hockey pitch at Stourport Sports Club.</u>

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Section of Local Plan: Chapter 21 - Employment Land			
MM21.1	Paragraph 21.1	Wyre Forest District Council wants to encourage business into the District and for those already in the District to be able to expand and adapt to changing markets. The District needs to be able to adapt to new and flexible working practices such as homeworking and live/work units to ensure that there are a wide range of employment opportunities within the District in conformity with NPPF paragraph 81.	Wyre Forest District Council wants to encourage business into the District and for those already in the District to be able to expand and adapt to changing markets. The District needs to be able to adapt to new and flexible working practices such as homeworking and live/work units to ensure that there are a wide range of employment opportunities within the District in conformity with NPPF paragraph 81 82. Policies within this chapter should be read in conjunction with Policy 10A which is the strategic policy 'A Diverse Local Economy'.
MM21.2	Policy 21A.	<p>Policy 21A - Economic Development</p> <p>The employment allocation sites are shown on the Policies Map and are safeguarded for employment use in Policy 10A.</p> <ul style="list-style-type: none"> In addition to sites allocated specifically for employment uses, the provision of employment land and the conversion of existing buildings to support job creation throughout the District will 	<p>Policy 21A - Economic Development</p> <p>The employment allocation sites are shown on the Policies Map and are safeguarded for employment use in Policy 10A.</p> <ul style="list-style-type: none"> A. In addition to sites allocated specifically for employment uses, the provision of employment land and the conversion of existing buildings to support job creation throughout the District will be supported if they are in conformity with other policies in the Plan and providing it can be

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		<p>be supported if they are in conformity with other policies in the Plan and providing the development supports existing businesses or new enterprises of a scale appropriate to the location.</p> <ul style="list-style-type: none"> • Planning permission for the change of use to alternative uses for land or buildings which are allocated for employment use (as shown on the Policies Map), or were last used for employment purposes within the B1, B2 and/or B8 use classes will only be granted where: <ul style="list-style-type: none"> • A financial appraisal demonstrates that redevelopment for any employment 	<p><u>demonstrated that the new employment use can integrate effectively with surrounding uses and is of an</u> the development supports existing businesses or new enterprises of a <u>appropriate</u> scale appropriate to the location.</p> <ul style="list-style-type: none"> • <u>B.</u> Planning permission for the change of use to alternative uses for <u>of</u> land or buildings which are allocated for employment use (as shown on the Policies Map), or were last used for employment purposes within the B1, use class B2 and/or, B8, <u>Class E (g) offices (other than professional and financial services offices), research and development and light industrial use</u> will only be granted where: <ul style="list-style-type: none"> • <u>i.</u> A financial appraisal demonstrates that redevelopment for any employment generating use is unviable and is unlikely to achieve viability within 5 years; and • <u>ii.</u> Details are provided of active marketing of the premises / land for at least 12 months and appropriate to the prevailing market conditions; and • <u>iii.</u> The proposed use would be compatible with adjacent land uses and not prejudice the amenity, lawful operation, viability or future development of other businesses.

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		<p>generating use is unviable and is unlikely to achieve viability within 5 years; and</p> <ul style="list-style-type: none"> • Details are provided of active marketing of the premises / land for at least 12 months and appropriate to the prevailing market conditions; and/or • The proposed use would be compatible with adjacent land uses and not prejudice the amenity, lawful operation, viability or future development of other businesses. <p>Where the above criteria are met and there is no reasonable prospect of a site being used for employment use, applications for alternative uses of land or buildings will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. They must also be in accordance with other policies within this Plan.</p> <p>Economic Development outside Allocated Areas</p>	<p>C. Where the above criteria are met and there is no reasonable prospect of a site being used for employment use, applications for alternative uses of land or buildings will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. They must also be in accordance with other policies within this Plan.</p> <p>Economic Development outside Allocated Areas</p> <ul style="list-style-type: none"> • D. Proposals for economic development outside of the allocated areas will be prioritised following the sequential approach of: <ul style="list-style-type: none"> • i. Previously developed sites; • ii. Greenfield Infill sites within a settlement outside the Green Belt; • iii. Greenfield Sites adjacent to a settlement outside the Green Belt. • E. They will be assessed on their individual merits and should be fully in accordance with other policies within this Plan.

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Section of Local Plan: Chapter 21 - Employment Land			
		<ul style="list-style-type: none"> • Proposals for economic development outside of the allocated areas will be prioritised following the sequential approach of: <ul style="list-style-type: none"> • Previously developed sites; • Greenfield Infill sites within a settlement outside the Green Belt; • Greenfield Sites adjacent to a settlement outside the Green Belt. • They will be assessed on their merits and be fully in accordance with other policies within this Plan. <p>Hazardous Substances</p> <ul style="list-style-type: none"> • Proposals for development or activities involving hazardous substances, or development adjoining an area where hazardous substances already exist, will only be permitted where the relevant authorities are satisfied that the proposals are acceptable. Where necessary, appropriate measures to protect the public and environment will be required. 	<p>Hazardous Substances</p> <ul style="list-style-type: none"> • F. Proposals for development or activities involving hazardous substances, or development adjoining an area where hazardous substances already exist, will only be permitted where the relevant authorities are satisfied that the proposals are acceptable. Where necessary, appropriate measures to protect the public and environment will be required. <p>Waste Developments on Employment Land</p> <ul style="list-style-type: none"> • G. Development for waste facilities will also be considered favourably within the designated employment locations, subject to proposals being in conformity with the other policies in the Plan and the Waste Core Strategy for Worcestershire.

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		<p>Waste Developments on Employment Land</p> <ul style="list-style-type: none"> Development for waste facilities will also be considered favourably within the designated employment locations, subject to proposals being in conformity with the other policies in the Plan and the Waste Core Strategy for Worcestershire. 	
MM21.3	Policy 21B.	<p>Policy 21B - Rural Employment</p> <ul style="list-style-type: none"> Agriculture is an important industry in rural areas within Wyre Forest District both for the production of food and for employment. Support will be given for the sustainable growth and development of agricultural and other rural businesses that are in conformity with other policies in the plan. To help promote rural regeneration existing employment sites in rural areas that are currently or were last used for B1, B2, B8, tourism, leisure and/or recreation related purposes will be safeguarded for the existing use during the plan period, unless it has been demonstrated that the site has been 	<p>Policy 21B - Rural Employment</p> <ul style="list-style-type: none"> A. Agriculture is an important industry in rural areas within Wyre Forest District both for the production of food and for employment. Support will be given for the sustainable growth and development of agricultural and other rural businesses that are in conformity with other policies in the plan. B. To help promote rural regeneration existing employment sites in rural areas that are currently or were last used for B1, B2, B8, Class E (g) offices (other than professional and financial services offices) research and development, light industrial uses, tourism, leisure and/or recreation related purposes will be safeguarded for the existing use during the plan period, unless it has been demonstrated that the site

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		<p>actively marketed for a period of at least 12 months and that it is no longer viable.</p> <ul style="list-style-type: none"> • The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical subject to compliance with other relevant policies. • The redevelopment of existing previously developed land, outside the Green Belt, for economic development purposes will be allowed, where this would result in a more acceptable, sustainable and better designed development than would be achieved through conversion or reuse. • Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing: 	<p>has been actively marketed for a period of at least 12 months and that it is no longer viable <u>in its existing use.</u></p> <ul style="list-style-type: none"> • <u>C.</u> The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical subject to compliance with other relevant policies. • <u>D.</u> The redevelopment of existing previously developed land, outside the Green Belt, for economic development purposes will be allowed, where this would result in a more acceptable, sustainable and better designed development than would be achieved through conversion or reuse. • <u>E.</u> Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing: <ul style="list-style-type: none"> • <u>i.</u> The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation. • <u>ii.</u> The scale of activities associated with the proposed development is appropriate to the rural character of the area. • <u>iii.</u> Wherever possible existing buildings are used to reduce the need for additional built development.

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		<ul style="list-style-type: none"> • The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation. • The scale of activities associated with the proposed development is appropriate to the rural character of the area. • Wherever possible existing buildings are used to reduce the need for additional built development. • The proposed new use does not cause an unacceptable rise in vehicular movements that is inappropriate by virtue of disturbance to the character of the area or amenity of any neighbouring area. 	<ul style="list-style-type: none"> • iv. The proposed new use does not cause an unacceptable rise in vehicular movements that is inappropriate by virtue of disturbance to the character of the area or amenity of any neighbouring area.
MM21.4	Paragraph 21.10	The provision of new rural employment sites, especially the use of previously developed land and sites that physically relate well to an existing settlement, should be considered favourably if it is not harmful to the integrity of the settlement or landscape character. (NPPF paragraph 83).	The provision of new rural employment sites, especially the use of previously developed land and sites that physically relate well to an existing settlement, should be considered favourably if it is not harmful to the integrity of the settlement or landscape character. (NPPF paragraph 83).

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Section of Local Plan: Chapter 21 - Employment Land			
MM21.5	Policy 21C.	<p>Policy 21C - Live Work Units</p> <p>1. Proposals for live/work units will be permitted in sustainable, appropriate locations within the settlement boundary. The proposal will need to be justified and where they involve the re-use of a rural building be in accordance with Rural Conversion polices and other policies within the Plan.</p> <p>2. New developments including replacement buildings for live/work units will be permitted in sustainable, appropriate locations within the settlement boundary. The proposal will need to be justified and be in accordance with other policies within the Plan and that the following criteria are met:</p> <ul style="list-style-type: none"> • They are located on Previously Developed Land; • They do not have an adverse impact on the character, landscape or wildlife of the area; • They do not constitute inappropriate development in the Green Belt; 	<p>Policy 21C - Live Work Units</p> <p>1. A. Proposals for live/work units will be permitted in sustainable, appropriate locations within the settlement boundary rural areas. The proposal will need to be justified and where they involve the re-use of a rural building be in accordance with Rural Conversion polices and other policies within the Plan.</p> <p>2. B. New developments including replacement buildings for live/work units will be permitted in sustainable, appropriate locations within the rural areas settlement boundary. The proposal will need to be justified and be in accordance with other policies within the Plan and that the following criteria are met:</p> <ul style="list-style-type: none"> • i. They are located on Previously Developed Land; • ii. They do not have an adverse impact on the character, landscape, residential amenity of neighbouring occupiers or wildlife of the area; • iii. They do not constitute inappropriate development in the Green Belt; • iv. Suitable access arrangements can be made without the need for extensive new access roads.

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		<ul style="list-style-type: none"> • Suitable access arrangements can be made without the need for extensive new access roads. <p>3. All Live/Work proposals must also ensure that:</p> <ul style="list-style-type: none"> • The work element is restricted to uses considered appropriate to the location, in rural areas this being use class B1, B2 and appropriate rural employment uses where there are no adverse impacts on surrounding properties; • The workspace is designed to be separate from the dwelling; • The emphasis is on the work element with residential use ancillary. This should be reflected in the split of floorspace with at least 60% afforded to the workspace and no more than 40% for residential; • The workspace must be constructed and available for occupation and in use before 	<p>3C. All Live/Work proposals must also ensure that:</p> <ul style="list-style-type: none"> • i. The work element is restricted to uses considered appropriate to the location, in rural areas this being use class B1, B2, <u>Class E (g) offices (other than professional and financial services offices), research and development, light industrial use</u> and appropriate rural employment uses where there are no adverse impacts on surrounding properties; • ii. The workspace is designed to be separate from the dwelling; • iii. The emphasis is on the work element with residential use ancillary. This should be reflected in the split of floorspace with at least 60% afforded to the workspace and no more than 40% for residential; • iv. The workspace must be constructed and available for occupation and in use before the residential element of the scheme is occupied. <p>D. Normally the residential accommodation should contain no more than three bedrooms, and</p>

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		<p>the residential element of the scheme is occupied.</p> <p>Normally the residential accommodation should contain no more than three bedrooms, and residential and work spaces should have separate entrances and toilet facilities.</p>	residential and work spaces should have separate entrances and toilet facilities.

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 22 - Town Centre Development and Retail			
MM22.1	Policy 22A	<ul style="list-style-type: none"> Large scale retail development (2,500sqm net and above) and commercial or leisure uses should be targeted towards Kidderminster as the strategic centre of the District followed by Stourport-on-Severn and Bewdley in a sequential approach. Proposals for new retail development (of more than 280sqm net), or proposals regarding the removal of restrictive retail conditions, (condition that restricts retail use) will only be permitted where a sequential approach has been followed and it is demonstrated that: 	<ul style="list-style-type: none"> A. Large scale retail development (2,500sqm net and above) and commercial or leisure uses should be targeted towards Kidderminster as the strategic centre of the District followed by Stourport-on-Severn and Bewdley in a sequential approach. Proposals for new retail development (of more than 280 500sqm net gross), or proposals regarding the removal of restrictive retail conditions, (condition that restricts retail use) will only be permitted where a sequential approach has been followed and it is demonstrated that:

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		<ul style="list-style-type: none"> • It is within the Primary Shopping Area. • If edge-of-centre, that the proposals cannot be accommodated within the Primary Shopping Area. • Support will be given to proposals that safeguard, maintain and enhance the vitality and viability of the existing retail centres throughout the District without causing adverse effects on the built and natural environment and that are of a scale that is appropriate to its location. • In secondary shopping areas, support will be given for change of use of retail units to alternative uses such as leisure, recreation, employment and residential. Proposals must 	<ul style="list-style-type: none"> • <u>i.</u> It is within the Primary Shopping Area. <u>These areas are where retail development is concentrated and generally comprises the primary and those secondary shopping frontages which are adjoining and closely related to the primary shopping frontage.</u> • <u>ii.</u> If edge-of-centre, that the proposals cannot be accommodated within the Primary Shopping Area. • <u>B.</u> Support will be given to proposals that safeguard, maintain and enhance the vitality and viability of the existing retail centres throughout the District without causing adverse effects on the built and natural environment and that are of a scale that is appropriate to its location. • <u>C.</u> In secondary shopping areas frontages, support will be given for <u>alternative uses that maintain or enhance the vitality and viability of the Town Centre’s retail and commercial offer.</u> change of use of retail units to alternative uses such as leisure, recreation, employment and residential. Proposals must demonstrate that the building is fully used avoiding vacant floors above shops. Proposals to introduce residential development above ground floor within the Primary Shopping Area will be supported. Within secondary shopping frontages, residential development at ground floor will be considered

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		<p>demonstrate that the building is fully used avoiding vacant floors above shops. Proposals to introduce residential development above ground floor within the Primary Shopping Area will be supported. Within secondary shopping frontages, residential development at ground floor will be considered in accordance with other policies within the plan and on their individual merits. This will help to improve the vitality of the centres without compromising the core retail function of the towns.</p> <ul style="list-style-type: none"> • Within the defined Primary Shopping Frontage development proposals for retail use at ground floor (A1-A5) will be permitted where: <ul style="list-style-type: none"> • The scale and type of development proposed is directly related to the role and 	<p>in accordance with other policies within the plan and on their individual merits. This will help to improve the vitality of the centres without compromising the core retail function of the towns.</p> <ul style="list-style-type: none"> • D. Support will be given for the appropriate development for the regeneration of the eastern gateway area of Kidderminster town centre. • E. Within the defined Primary Shopping Frontage <u>which is likely to include a high proportion of retail uses,</u> development proposals for retail use at ground floor (A1-A5) will be permitted where: <ul style="list-style-type: none"> • i. The scale and type of development proposed is directly related to the role and function of the centre and its catchment area and it contributes to the provision of a safe environment. • ii. There would be no adverse impact on the vitality and viability of the centre or other centres. • iii. They provide an active frontage and are open for business during the day. • Proposals for development within the Primary Shopping Frontage area must not result in an adverse cluster of non-retail uses at ground floor level or unduly fragment the retail area.

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		<p>function of the centre and its catchment area and it contributes to the provision of a safe environment.</p> <ul style="list-style-type: none"> • There would be no adverse impact on the vitality and viability of the centre or other centres. • They provide an active frontage and are open for business during the day. <p>• Proposals for development within the Primary Shopping Frontage area must not result in an adverse cluster of non-retail uses at ground floor level or unduly fragment the retail area.</p>	
MM22.2	Paragraph 22.7	22.7 Town centres are extremely important to communities and Wyre Forest District Council wishes to support town centre viability and vitality and to pursue policies that promote town centre development creating thriving town centres.	22.7 Town centres are extremely important to communities and Wyre Forest District Council wishes to support town centre viability and vitality and to pursue policies that promote town centre development creating thriving town centres. <u>Policy 22A should be read in conjunction with Policy 10B which is the strategic policy relating to Town Centre Development.</u>
MM22.3	Paragraph 22.12	22.12 Proposals involving a change of use of ground floor premises in the Primary Shopping Frontage must complement the retail offer and must not lead to an over dominance of non-retail uses or 'dead' frontage, which would detract from the overall retail experience. In assessing whether a proposal will result in an adverse cluster of non-	22.12 Proposals involving a change of use of ground floor premises in the Primary Shopping Frontage must should complement the retail offer and must should not lead to an over dominance of non-retail uses or 'dead' frontage, which would detract from the overall retail experience. In assessing whether a proposal will result in an adverse cluster of non-retail (A1) uses, regard will be had to the use of three units

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		retail (A1) uses, regard will be had to the use of three units either side of the proposed development. Where a proposal would result in more than two units of the seven being for non-retail (A1) uses it will not be permitted. In order to prevent the fragmentation of the shopping frontage, no more than two non-retail (A1) uses should be adjacent to each other.	either side of the proposed development. Where a proposal would result in more than two units of the seven being for non-retail (A1) uses it will not be permitted. In order to prevent the fragmentation of the shopping frontage, no more than two non-retail (A1) uses should be adjacent to each other.
MM22.4	Paragraph 22.13	<p>22.13 Throughout the retail section of the Plan a number of policies have regard to a threshold of 280sqm (net)(23). This permissive approach towards small-scale development is a local initiative to provide flexibility to existing retailers and to promote appropriate community shopping facilities. To avoid duplication this point has not been added into each reasoned justification but is relevant to each.</p> <p>²³ Net Floorspace: The area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including cafes and customer toilets</p>	<p>22.13 Throughout the retail section of the Plan a number of policies have regard to a threshold of 280 500sqm (net gross)⁽²³⁾. This permissive approach towards small-scale development is a local initiative to provide flexibility to existing retailers and to promote appropriate community shopping facilities. To avoid duplication this point has not been added into each reasoned justification but is relevant to each.</p> <p>²³ Net Floorspace: The area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including cafes and customer toilets</p> <p><u>23 Gross retail floorspace: the total built floor area measured externally which is occupied exclusively by a retailer or retailers; excluding open areas used for the storage, display or sale of goods</u></p>

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MM22.5	Policy 22B	<p>Policy 22B - Edge of Centre and Out of Town development</p> <ul style="list-style-type: none"> Proposals for new, or an extension to existing, edge or out-of-centre retail, entertainment or leisure development in excess of 280 sq.m gross floorspace will be required to submit a sequential test and an impact assessment demonstrating that there would be no adverse impact on the vitality and viability of a town centre as a whole. The Council will refuse planning permission where there is evidence that proposals are likely to have significant adverse impacts on the vitality and viability of a town centre as a whole. Before out of centre sites are considered the sequential approach must demonstrate why there are no suitable or 	<p>Edge of Centre and Out of Town <u>Centre</u> development</p> <ul style="list-style-type: none"> <u>A. Edge of centre is a location that is well connected with the town centre and the primary shopping area.</u> Proposals for new, or an extension to existing, edge or out-of-centre retail, <u>offices</u>, entertainment or leisure development in excess of 280500sq.m gross floorspace will be required to submit a sequential test and an impact assessment demonstrating that there would be no adverse impact on the vitality and viability of a town centre as a whole. The Council will refuse planning permission where there is evidence that proposals are likely to have significant adverse impacts on the vitality and viability of a town centre as a whole. <u>B.</u> Before out of centre sites are considered the sequential approach must demonstrate why there are no suitable or available sites within the Primary Shopping Area in the first instance and <u>then</u> edge of centre sites. in the second. <u>When edge of centre and out of centre locations are considered, sites which are accessible and well connected to the town centre will be preferable.</u>

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		available sites within the Primary Shopping Area in the first instance and edge of centre sites in the second.	
MM22.6	Paragraph 22.16	22.16 When assessing applications for retail, leisure and office development at edge of centre and out of centre locations, paragraph 89 of the NPPF states that local planning authorities should require an impact assessment if the development is above the proportionate locally set floorspace threshold. The threshold of 280 sqm net is a permissive approach to small scale development. This is a local initiative to provide flexibility to existing retailers.	22.16 When assessing applications for retail, leisure and office development at edge of centre and out of centre locations, paragraph 89 90 of the NPPF states that local planning authorities should require an impact assessment if the development is above the proportionate locally set floorspace threshold. The threshold of 280 500 sqm net gross is a permissive approach to small scale development. This is a local initiative to provide flexibility to existing retailers.
MM22.7	Policy 22C	<p>Neighbourhood and Village Centres</p> <p>22.17 Local shops and other services play a vital role in promoting communities’ sustainability by helping to meet everyday needs and reducing the need to travel. The Council is therefore keen to ensure that the loss of existing retail areas is resisted, where possible.</p> <p>Change of use from retail to alternative uses</p> <p>Policy 22C - Change of use from retail to alternative uses in local centres</p> <ul style="list-style-type: none"> Individual retail shops in local shopping centres will be safeguarded for A1 retail 	<p>Neighbourhood and Village Centres Local Shops</p> <p>22.17 Local shops and other services play a vital role in promoting communities’ sustainability by helping to meet everyday needs and reducing the need to travel. The Council is therefore keen to ensure that the loss of existing retail areas is resisted, where possible.</p> <p>Change of use from retail to alternative uses</p> <p>Policy 22C - Change of use from retail to alternative uses in local centres</p> <ul style="list-style-type: none"> Individual retail shops in local shopping centres will be safeguarded for A1 retail

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		<p>purposes, unless it has been demonstrated that the shop unit has been marketed for a minimum of one year and there is no realistic prospect of the unit being used for A1 retail purposes in the foreseeable future. Where this has been demonstrated, change of use from Class A1 retail will be accepted provided that:</p> <ul style="list-style-type: none"> • The use meets the needs of residents within the local neighbourhood; • There are alternative shopping facilities for local residents within a reasonable distance. 	<p>purposes, unless it has been demonstrated that the shop unit has been marketed for a minimum of one year and there is no realistic prospect of the unit being used for A1 retail purposes in the foreseeable future. Where this has been demonstrated, change of use from Class A1 retail will be accepted provided that:</p> <ul style="list-style-type: none"> • The use meets the needs of residents within the local neighbourhood; <p>There are alternative shopping facilities for local residents within a reasonable distance.</p>
MM22.8	Policy 22D	<p>Local Shops Policy 22D – Local Shops</p> <ul style="list-style-type: none"> • Planning permission for new village and neighbourhood shops or the extension of existing facilities will be granted provided that the total floor space does not exceed 280sqm net and where possible parking can be provided. 	<p>Local Shops Policy 22D – Local Shops</p> <ul style="list-style-type: none"> • A. Planning permission for new village and neighbourhood shops or the extension of existing facilities will be granted provided that the total floor space does not exceed 280 500sqm net gross and where possible parking can should be provided where possible. <p><u>B. Existing retail and commercial units (within use class E) within village or neighbourhood centres will be safeguarded.</u> <u>Any planning application for change of use will be resisted</u></p>

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			<u>unless the site has been actively marketed for a minimum of 12 months at an appropriate value. The provision of new, or the extension of existing, small scale commercial and retail units (within Use Class E) will be supported, subject to the resulting size being commensurate with the size of the centre in which it is located.</u>
MM22.9	Paragraph 22.18	22.18 Local shops and shops in local centres provide convenience products often within walking distance. The loss of convenience retail facilities in a settlement or neighbourhood can have a serious impact upon people's quality of life and potentially harm the overall vitality of the community. With an increasing proportion of elderly people who may have reduced mobility levels, access to locally based retail services will become more important. In local centres, proposals that would result in a significant loss of facilities could also have a serious impact upon the vitality and viability of that centre as a whole due to their role in providing a range of facilities for the surrounding area.	22.18 <u>The provision of local services and shops in local centres provide convenience products often within walking distance of residents' homes is an important component in the way a community functions. Use Class E provides a wide range of retail and commercial services which should be retained unless it is proven that such uses are no longer viable. Planning applications for change of use should be supported with a comprehensive marketing statement from a suitably qualified agency that demonstrates that the unit has been actively marketed for a period of no less than 12 months at an appropriate value.</u> The loss of convenience retail facilities in a settlement or neighbourhood can have a serious impact upon people's quality of life and potentially harm the overall vitality of the community. With an increasing proportion of elderly people who may have reduced mobility levels, access to locally based retail services will become more important. In local centres, proposals that would result in a significant loss of facilities could also have a serious impact upon the vitality and viability of that centre as a whole due to

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			their role in providing a range of facilities for the surrounding area.
MM22.10	Policy 22E Specialist Retailing	<ul style="list-style-type: none"> Retail developments within employment areas (factory outlets) will not be permitted unless they are small scale uses (not exceeding 280sqm net) related to or an ancillary part of a business use. Car showrooms and vehicle maintenance, repair and service centres will also be permitted on land allocated for B1, B2 and B8 purposes. Proposals for convenience retailing associated with petrol stations will be permitted where this is clearly an ancillary function to the main use, is for convenience goods and the floorspace does not exceed 280sqm net. Other forms of specialist retailing will be permitted where the retail element is ancillary to the main use. Extensions to existing operations should not lead to an increase in the amount of retail floorspace dedicated to the sale of comparison goods. Where necessary, the range of goods to be sold from the site may also be 	<ul style="list-style-type: none"> A. Retail developments within employment areas (factory outlets) will not be permitted unless they are small scale uses (not exceeding 280 500sqm net gross) and related to or an ancillary part of a business use. Car showrooms and vehicle maintenance, repair and service centres will also be permitted on land allocated for B1, B2 and B8 purposes B. Proposals for convenience retailing associated with petrol stations will be permitted where this is clearly an ancillary function to the main use, is for convenience goods and the floorspace does not exceed 280sqm net 500sqm gross. C. Other forms of specialist retailing will be permitted where the retail element is ancillary to the main use. Extensions to existing operations should not lead to an increase in the amount of retail floorspace dedicated to the sale of comparison goods. Where necessary, the range of goods to be sold from the site may also be limited by a planning condition. D. New or expanded farm shops, garden centres or petrol filling stations will be permitted in appropriate locations provided:

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Section of Local Plan: Chapter 22 - Town Centre Development and Retail			
		<p>limited by condition.</p> <ul style="list-style-type: none"> • New or expanded farm shops, garden centres or petrol filling stations will be permitted in appropriate locations provided: • In the case of farm shops, the proposal would make use of redundant or under-used buildings and the range of goods to be sold is restricted to foodstuffs, plants and rural crafts produced locally. • The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation. • They do not constitute inappropriate development in the Green Belt. • In all cases parking should be provided to Worcestershire County Council standards. 	<ul style="list-style-type: none"> • <u>i.</u> In the case of farm shops, the proposal would make use of redundant or under-used buildings and the range of goods to be sold is restricted to foodstuffs, plants and rural crafts produced locally. • <u>ii.</u> The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation. • <u>iii.</u> They do not constitute inappropriate development in the Green Belt. • <u>iv.</u> In all cases parking should be provided to Worcestershire County Council standards. <u>The suitability of the provision for parking will be considered in the light of Worcestershire County Council's standards.</u>
MM22.11	Policy 22G first bullet point and last bullet point.	In all the District's centres, retail parades and all other areas, proposals for A5 uses will not be permitted where:	<u>A.</u> In all the District's centres, retail parades and all other areas, proposals for A5 uses <u>hot food takeaways</u> will not be permitted where:

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Section of Local Plan: Chapter 22 - Town Centre Development and Retail			
		<ul style="list-style-type: none"> • They would result in two or more A5 uses adjacent to one another. • Outside of designated centres, hot food takeaways will not be permitted where the proposal is within 400m of the boundary of a school. • Development proposals involving hot food takeaways must not have an adverse impact in terms of: <ul style="list-style-type: none"> i. Residential amenity; ii. Pollution by virtue of litter, noise or odour; iii. Crime and disorder iv. Parking and highway safety • Applications for A5 uses will, where it is deemed necessary, be required to include a health impact screening to assess whether a full impact assessment is required (also see Policy 9 Health and Wellbeing). 	<ul style="list-style-type: none"> • i. They would result in two or more A5 uses hot food takeaways adjacent to one another. • ii. Outside of designated centres, hot food takeaways will not be permitted where the proposal is within 400m of the boundary of a school. • iii. Development proposals involving hot food takeaways must not have an adverse impact in terms of: <ul style="list-style-type: none"> i1. Residential amenity; ii2. Pollution by virtue of litter, noise or odour; iii3. Crime and disorder iv4. Parking and highway safety • B. Applications for A5 uses hot food takeaways will, where it is deemed necessary, be required to include a health impact screening to assess whether a full impact assessment is required (also see Policy 9 Health and Wellbeing).

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MM22.12	Reasoned Justification	<p>22.25 Where high concentrations of hot-food (24)takeaways occur in the town centres, they can pose a serious threat to the local economic vitality and viability. It is not uncommon for hot food takeaway shops to locate outside of town centres and high concentrations exist along some of the key road corridors such as the Horsefair and Comberton Hill in Kidderminster. In addition to health issues and obesity levels, hot food takeaway shops are more likely to have a detrimental impact on amenity and on retail character and function of shopping centres. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems.</p> <p>22.26 Research indicates that the more overweight a person is and the earlier in life a person becomes overweight, the greater the impact on that person's health. It is therefore</p>	<p><u>22.25 As part of the evidence base a report by Worcestershire County Council Public Health summarises the policy context and evidence which has informed Policy 22G to regulate takeaways through the planning system.</u></p> <p>22.256 Where high concentrations of hot-food ⁽²⁴⁾takeaways occur in the town centres, they can pose a serious threat to the local economic vitality and viability. It is not uncommon for hot food takeaway shops to locate outside of town centres and high concentrations exist along some of the key road corridors such as the Horsefair and Comberton Hill in Kidderminster. In addition to health issues and obesity levels, hot food takeaway shops are more likely to have a detrimental impact on amenity and on retail character and function of shopping centres. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems.</p> <p>22.267 Research indicates that the more overweight a person is and the earlier in life a person becomes overweight, the greater the impact on that person's health. It is therefore considered important to support the establishment of healthy eating habits from an early age and minimise the negative impacts of hot food takeaways on childhood health ⁽²⁵⁾ <u>In Worcestershire, in common with many areas in England, there is a general upward trend in the prevalence of overweight and</u></p>

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		<p>considered important to support the establishment of healthy eating habits from an early age and minimise the negative impacts of hot food takeaways on childhood health (25)</p> <p>22.27 Wyre Forest District has a higher rate of excess weight amongst reception class children compared to the Worcestershire and England average. The figures for year 6 children are also above national averages⁽²⁶⁾ This prevalence also tends to be higher within areas characterised with high levels of socioeconomic deprivation ⁽²⁶⁾.</p>	<p><u>obesity in adults and children. Overweight and obesity contributes to a growing prevalence of long-term conditions such as diabetes and cardiovascular disease, reduced quality of life and increased mortality.</u></p> <p>22.278 Wyre Forest District has a higher rate of excess weight amongst reception class children compared to the Worcestershire and England average. <u>In Reception year (age 4/5 years) 24.2% of the children living in Wyre Forest were overweight (including obese) and by Year 6 (age 10/11 years) this increases to 36.2% (2018/19)</u> ⁽²⁵⁾ The figures for year 6 children are also above national averages. This prevalence also tends to be higher within areas characterised with high levels of socioeconomic deprivation ⁽²⁶⁾ <u>Local evidence in Worcestershire highlights that exposure to at least one fast food outlet within 1 mile of home and within 1 mile of school were both associated with a higher proportion of children becoming obese. This was most pronounced in the proportion who were overweight in reception and became obese by year 6. Local research in Worcestershire using 2016/17 National Child Measurement Programme (NCMP) data showed that at baseline⁽²⁷⁾ the prevalence of obesity in children who were exposed to fast food outlets from the home was less than 2% higher than those not exposed. By year 6 this gap had increased to over 5%. Similarly, the prevalence of obesity for those who were exposed from</u></p>

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		<p>22.28 Wyre Forest District Council considers that the location of hot food takeaways in close proximity to schools could lead to children consuming a greater amount of unhealthy food which would undermine initiatives to promote healthier diets, particularly in schools. The proliferation and proximity of hot food takeaways to schools is also of concern as the food they serve is mostly high in fat, salt and sugar. Healthier options, if available, are generally very limited. There is concern that the effect of fast food</p>	<p><u>school was less than 2 % in reception and increased to 8% by year 6.</u></p> <p>22.289 Wyre Forest District Council considers that the location of hot food takeaways in close proximity to schools could lead to children consuming a greater amount of unhealthy food which would undermine initiatives to promote healthier diets, particularly in schools. The proliferation and proximity of hot food takeaways to schools is also of concern as the food they serve is mostly high in fat, salt and sugar. Healthier options, if available, are generally very limited. There is concern that the effect of fast food consumption on children’s diets and eating behaviour can add to health problems related to obesity. A proliferation of hot food takeaways within walking distance of locations where children and young people congregate, including schools, youth centres and parks can be seen as a contributing factor to rising levels of childhood obesity.</p> <p>22.2930 400 metres is considered to be equivalent to a 10 minute walk when taking account of physical barriers, rather than as the crow flies. 400 metres distance is <u>equivalent to a 10 minute walk and</u> is considered sufficient to deter school children from walking to takeaways during their lunch break or after school.^{(28) (29)}</p>

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		<p>consumption on children’s diets and eating behaviour can add to health problems related to obesity. A proliferation of hot food takeaways within walking distance of locations where children and young people congregate, including schools, youth centres and parks can be seen as a contributing factor to rising levels of childhood obesity.</p> <p>22.29 400 metres distance is considered to be equivalent to a 10 minute walk when taking account of physical barriers, rather than as the crow flies. 400 metres distance is considered sufficient to deter school children from walking to takeaways during their lunch break or after school.(28)</p> <p>22.30 Policy 22F will be further expanded by the preparation of a Supplementary Planning Document (SPD) relating to Health (as per Policy 9).</p> <p>Footnote 24 The food or any part of it is hot, if it is at a temperature that is above the ambient air temperature, at the time that it's provided to the customer (the precondition) and one or more of the following tests are satisfied i) It's provided to a customer in packaging that retains heat (whether or not the packaging was primarily designed for that purpose) or in any other packaging that is specifically designed for hot food; ii) It's been kept hot after being heated; iii) It's been heated to order; iv) It's been heated for the purposes of enabling it to be consumed hot.</p>	<p>22.301 Policy 22F will be further expanded by the preparation of a Supplementary Planning Document (SPD) relating to Health (as per Policy 9).</p> <p>Footnotes 24 The food or any part of it is hot, if it is at a temperature that is above the ambient air temperature, at the time that it's provided to the customer (the precondition) and one or more of the following tests are satisfied i) It's provided to a customer in packaging that retains heat (whether or not the packaging was primarily designed for that purpose) or in any other packaging that is specifically designed for hot food; ii) It's been kept hot after being heated; iii) It's been heated to order; iv) It's been heated for the purposes of enabling it to be consumed hot. 25 Source LGA 2016 Tipping the scales case studies on the use of planning powers to limit hot food takeaways. 26: PHE Wyre Forest District Health Profile 2017 Revised April 2018 Public Health Outcomes Framework. Available at: https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000005/ati/201/are/E07000239</p> <p>27 Public Health England (2017) Health matters: Obesity and the food environment Wyre Forest District In reception, for children without a fast food outlet within 1 mile of school. 6.43% obese, and 8.81% obese if exposed. In year 6, for children without a fast food outlet within 1 mile of school. 11.4% obese, and 19.4% obese if exposed.</p> <table border="1" data-bbox="1261 1203 2000 1366"> <thead> <tr> <th colspan="2" rowspan="2">Variable</th> <th colspan="4">Weight Category in Reception (2010/11)</th> </tr> <tr> <th>Underweight</th> <th>Healthy Weight</th> <th>Over Weight</th> <th>Obese</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Exposure to Fast Food Outlets (FFOs) from school</td> <td>None</td> <td>1 (0.29)</td> <td>263 (76.9)</td> <td>56 (16.4)</td> <td>22 (6.43)</td> </tr> <tr> <td>>1</td> <td>13 (0.55)</td> <td>1800 (75.5)</td> <td>362 (15.2)</td> <td>210 (8.81)</td> </tr> </tbody> </table>	Variable		Weight Category in Reception (2010/11)				Underweight	Healthy Weight	Over Weight	Obese	Exposure to Fast Food Outlets (FFOs) from school	None	1 (0.29)	263 (76.9)	56 (16.4)	22 (6.43)	>1	13 (0.55)	1800 (75.5)	362 (15.2)	210 (8.81)
Variable		Weight Category in Reception (2010/11)																						
		Underweight	Healthy Weight	Over Weight	Obese																			
Exposure to Fast Food Outlets (FFOs) from school	None	1 (0.29)	263 (76.9)	56 (16.4)	22 (6.43)																			
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		<p>more of the following tests are satisfied i) It's provided to a customer in packaging that retains heat (whether or not the packaging was primarily designed for that purpose) or in any other packaging that is specifically designed for hot food; ii) It's been kept hot after being heated; iii) It's been heated to order; iv) It's been heated for the purposes of enabling it to be consumed hot.</p> <p>25 Source LGA 2016 Tipping the scales case studies on the use of planning powers to limit hot food takeaways.</p> <p>26: PHE Wyre Forest District Health Profile 2017 Revised April <u>2018</u></p> <p>27 Public Health England (2017) Health matters: Obesity and the food environment Wyre Forest District</p> <p>28 Source NHS Healthy Urban Development.</p>	<table border="1" data-bbox="1258 408 2002 564"> <thead> <tr> <th colspan="2" data-bbox="1258 408 1505 432">Variable</th> <th colspan="4" data-bbox="1505 408 2002 432">Weight Category in Year 6 (2016/17)</th> </tr> <tr> <th colspan="2" data-bbox="1258 432 1505 485"></th> <th data-bbox="1505 432 1630 485">Underweight</th> <th data-bbox="1630 432 1756 485">Healthy Weight</th> <th data-bbox="1756 432 1877 485">Over Weight</th> <th data-bbox="1877 432 2002 485">Obese</th> </tr> </thead> <tbody> <tr> <td data-bbox="1258 485 1384 512">Exposure to Fast Food Outlets (FFOs) from school</td> <td data-bbox="1384 485 1505 512">None</td> <td data-bbox="1505 485 1630 512">7 (2.05)</td> <td data-bbox="1630 485 1756 512">242 (70.8)</td> <td data-bbox="1756 485 1877 512">54 (15.8)</td> <td data-bbox="1877 485 2002 512">39 (11.4)</td> </tr> <tr> <td></td> <td data-bbox="1384 512 1505 564">>1</td> <td data-bbox="1505 512 1630 564">29 (1.22)</td> <td data-bbox="1630 512 1756 564">1553 (65.1)</td> <td data-bbox="1756 512 1877 564">341 (14.3)</td> <td data-bbox="1877 512 2002 564">462 (19.4)</td> </tr> </tbody> </table> <p>28 Source NHS Healthy Urban Development.</p> <p><u>29 For the purposes of Policy 22G, 400 metres will be measured as the crow flies'.</u></p>	Variable		Weight Category in Year 6 (2016/17)						Underweight	Healthy Weight	Over Weight	Obese	Exposure to Fast Food Outlets (FFOs) from school	None	7 (2.05)	242 (70.8)	54 (15.8)	39 (11.4)		>1	29 (1.22)	1553 (65.1)	341 (14.3)	462 (19.4)
Variable		Weight Category in Year 6 (2016/17)																									
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Exposure to Fast Food Outlets (FFOs) from school	None	7 (2.05)	242 (70.8)	54 (15.8)	39 (11.4)																						
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Schedule of Recommended Main Modifications to the Wyre Forest District Local Plan (2016-2036)

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 23 - Sustainable Tourism			
MM23.1	Paragraph 23.1	Wyre Forest District Council recognises the importance of tourism and the contribution it can make to the local economy. It supports rural tourism and leisure developments that respect the character of the countryside in conformity with NPPF paragraph 83. It also aims to protect the environmental quality of the area. The majority of visitors to Wyre Forest District are day visitors, with approximately 79% of those surveyed as part of the Wyre Forest District Visitor Survey 2015/2016 being day visitors. The remainder were made up of 13% overnight visitors and 7% visiting the District as part of a holiday	Wyre Forest District Council recognises the importance of tourism and the contribution it can make to the local economy. It supports rural tourism and leisure developments that respect the character of the countryside in conformity with NPPF paragraph 83 84 . It also aims to protect the environmental quality of the area. The majority of visitors to Wyre Forest District are day visitors, with approximately 79% of those surveyed as part of the Wyre Forest District Visitor Survey 2015/2016 being day visitors. The remainder were made up of 13% overnight visitors and 7% visiting the District as part of a holiday but not staying within the District. Opportunities to encourage visitors to stay overnight or longer as well as

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Section of Local Plan: Chapter 23 - Sustainable Tourism			
		but not staying within the District. Opportunities to encourage visitors to stay overnight or longer as well as facilities for all weathers, and encouraging visitors throughout the year will be encouraged.	facilities for all weathers, and encouraging visitors throughout the year will be encouraged. <u>Policies within this chapter should be read in conjunction with Policy 10C which is the strategic policy Sustainable Tourism.</u>
MM23.2	Paragraph 23.10	A masterplan covering the whole of the West Midland Safari and Leisure Park was approved by Wyre Forest District Council in 2013. The masterplan provides a framework for considering future development of the site, to ensure that development takes account of the potential wider impact it may have. The focus of the masterplan is the future development of a hotel, conference centre and waterpark. In April 2016 full planning permission was granted for a water park as well as outline approval for a hotel, conference centre and spa, however construction work has not yet started. It is hoped that visitors to the safari park will extend their stay to more than a day visit. The conference centre will be important to the District for business visitors who spend	A masterplan covering the whole of the West Midland Safari and Leisure Park was approved by Wyre Forest District Council in 2013. The masterplan provides a framework for considering future development of the site, to ensure that development takes account of the potential wider impact it may have. The focus of the masterplan is the future development of a hotel, conference centre and waterpark. In April 2016 full planning permission was granted for a water park as well as outline approval for a hotel, conference centre and spa, however construction work has not yet started. It is hoped that visitors to the safari park will extend their stay to more than a day visit. The conference centre will be important to the District for business visitors who spend more per head in the District than tourist visitors.

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		more per head in the District than tourist visitors.	

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 24 - Telecommunications and Renewable Energy			
MM24.1	Policy 24A - Telecommunications and Broadband	<p>Broadband</p> <ul style="list-style-type: none"> New development should be provided with ultrafast broadband infrastructure or alternative superfast solutions, where appropriate: e.g. mobile broadband, fixed wireless and/or Wi-Fi. Wherever practicable, ultrafast broadband capacity 	<p>Broadband</p> <ul style="list-style-type: none"> New development should be provided with ultrafast broadband infrastructure or alternative superfast solutions, where appropriate: e.g. mobile broadband, fixed wireless and/or Wi-Fi. Wherever practicable, ultrafast broadband capacity should be incorporated to agreed industry standards(28).

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Section of Local Plan: Chapter 24 - Telecommunications and Renewable Energy			
		<p>should be incorporated to agreed industry standards(28). Developers and infrastructure providers should work to deliver the highest specification possible for each individual site.(30)</p> <ul style="list-style-type: none"> l) New developments will be expected to include the provision of a Full Fibre Network Infrastructure (Fibre to the premises (FTTP) suitable to enable broadband services for all occupiers and to act as 'backhaul' for other technologies e.g. for mobile operators through network carriers that can design/provide materials for a bespoke duct network for the development. <p>Telecommunications and Broadband</p> <ul style="list-style-type: none"> When considering telecommunications development proposals, developers will be expected to facilitate state of the art mobile coverage (up to and including 5G) and capacity for all occupiers of the development. The following factors will be taken into account: Operational requirements of the telecommunication networks and the 	<p>Developers and infrastructure providers should work to deliver the highest specification possible for each individual site.(30)</p> <ul style="list-style-type: none"> l) New developments will be expected to include the provision of a Full Fibre Network Infrastructure (Fibre to the premises (FTTP) suitable to enable broadband services for all occupiers and to act as 'backhaul' for other technologies e.g. for mobile operators through network carriers that can design/provide materials for a bespoke duct network for the development. <p>Telecommunications and Broadband</p> <ul style="list-style-type: none"> When considering telecommunications development proposals, developers will be expected to facilitate state of the art mobile coverage (up to and including 5G) and capacity for all occupiers of the development. The following factors will be taken into account: Operational requirements of the telecommunication networks and the limitations of the technology, including technical constraints on the location of telecommunications apparatus. The need for ICNIRP Guidelines3(30) and/or any other relevant guidance in place at the time of the application) for safe emissions to be met. The need to avoid interference with existing electrical equipment and air traffic services.

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		<p>limitations of the technology, including technical constraints on the location of telecommunications apparatus.</p> <ul style="list-style-type: none"> • The need for ICNIRP Guidelines3(30) and/or any other relevant guidance in place at the time of the application) for safe emissions to be met. • The need to avoid interference with existing electrical equipment and air traffic services. • The sharing of existing masts, buildings and other structures. Evidence and justification setting out why sharing is not possible should accompany any application made to the Local Planning Authority for any new site. • Development should demonstrate whether consideration has been given to the provision of in-building solutions. • The impact of the development on its surroundings with particular regard to the following criteria: <ul style="list-style-type: none"> i. The appropriateness, siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character, landscape or 	<ul style="list-style-type: none"> • The sharing of existing masts, buildings and other structures. Evidence and justification setting out why sharing is not possible should accompany any application made to the Local Planning Authority for any new site. • Development should demonstrate whether consideration has been given to the provision of in-building solutions. • The impact of the development on its surroundings with particular regard to the following criteria: <ul style="list-style-type: none"> <u>i.</u> The appropriateness, siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character, landscape or appearance of the surrounding area, particularly if it may affect a heritage asset; <u>ii.</u> Individual or cumulative impact on sensitive landscape or townscape. Applications with such an impact will not be approved; <u>iii.</u> If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise the impact to the external appearance; <u>iv.</u> When choosing a suitable location for the apparatus on going access at appropriate and suitable times should be considered.

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		<p>appearance of the surrounding area, particularly if it may affect a heritage asset;</p> <p>ii. Individual or cumulative impact on sensitive landscape or townscape. Applications with such an impact will not be approved;</p> <p>iii. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise the impact to the external appearance;</p> <p>iv. When choosing a suitable location for the apparatus on going access at appropriate and suitable times should be considered.</p>	<p><u>Broadband and Mobile Infrastructure</u></p> <p><u>A. All new development of 20 dwellings or more will be expected to include the provision of full fibre gigabit capable network infrastructure Fibre to the Premises (FTTP) to enable broadband services for all occupiers. On sites below 20 dwellings FTTP should still be installed where the costs are no more than copper line broadband infrastructure.</u></p> <p><u>B. For all new development the applicant will be expected to consult with telecommunication providers to explore the need for other telecommunications technology incorporating mobile (including 5G), fixed wireless¹ and Wi-Fi. If additional technology is required space should be made available for the required infrastructure within the development;</u></p> <p><u>When considering the development of telecommunications technology the following factors should be taken into consideration:</u></p> <p><u>i. Operational requirements of the telecommunication networks and the limitations of the technology, including technical constraints</u></p>

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			<p><u>on the location of telecommunications apparatus.</u></p> <p>ii. <u>The need for International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines (and/or any other relevant guidance in place at the time of the application) for safe emissions to be met.</u></p> <p>iii. <u>The need to avoid interference with existing electrical equipment and air traffic services.</u></p> <p>iv. <u>Development should also consider the provision of in-building solutions for broadband and telecommunications technology.</u></p> <p>v. <u>The impact of the development on its surroundings.</u></p> <p><u>Reference should also be made to government guidelines on the rollout of fixed and mobile networks at the local level²</u></p>

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			<p><u>C. Within all new developments both residential and commercial, ducting infrastructure should be provided to 120% of the capacity requirements of the proposed development to provide for future growth.</u></p> <p><u>Reference should also be made to government guidelines on the rollout of fixed and mobile networks at the local level³</u></p> <p><u>The siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character, landscape and appearance of the surrounding area, particularly if it affects the setting of Heritage Assets. All geospatial considerations can be considered through Government guidance⁴</u></p> <p><u>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise the impact to the external appearance. When choosing a suitable location for the apparatus ongoing access at appropriate and suitable times should be considered.</u></p>
MM24.2	Reasoned Justification Paragraph 24.3-24.9	24.3 Communication infrastructure includes telephone systems (both wired and mobile) and broadband. The benefits of having a modern and	24.3 Communication infrastructure includes telephone systems (both wired and mobile) and broadband. The benefits of having a modern and accessible system of

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Section of Local Plan: Chapter 24 - Telecommunications and Renewable Energy			
		<p>accessible system of telecommunications, wireless and electronic methods of communication in Wyre Forest District will be significant.</p> <p>24.4 Sufficient mobile coverage will be needed to support the operation of smart meters for electricity or gas supply. These meters rely on mobile coverage for transmitting the meter readings to the supplier for accurate billing.</p> <p>24.5 High quality telecommunications and broadband is also recognised in Policy 12 – Strategic Infrastructure, and the Wyre Forest Infrastructure Delivery Plan (IDP).</p> <p>24.6 A digitally accessible Wyre Forest will allow people an enhanced freedom of choice about where and how they work, how they interact with services and facilities and how they promote and operate their businesses. A connected community is a more sustainable one, as it represents the opportunity for a reduction in car-based commuting and a commensurate reduction in carbon outputs and traffic congestion. It also promotes the idea of Wyre Forest District as a suitable place for high technology activities and employment to take place.</p>	<p>telecommunications, wireless and electronic methods of communication in Wyre Forest District will be significant.</p> <p>24.4 Sufficient mobile coverage will be needed to support the operation of smart meters for electricity or gas supply. These meters rely on mobile coverage for transmitting the meter readings to the supplier for accurate billing.</p> <p>24.5 High quality telecommunications and broadband is also recognised in Policy 12 – Strategic Infrastructure, and the Wyre Forest Infrastructure Delivery Plan (IDP).</p> <p>24.6 A digitally accessible Wyre Forest will allow people an enhanced freedom of choice about where and how they work, how they interact with services and facilities and how they promote and operate their businesses. A connected community is a more sustainable one, as it represents the opportunity for a reduction in car-based commuting and a commensurate reduction in carbon outputs and traffic congestion. It also promotes the idea of Wyre Forest District as a suitable place for high technology activities and employment to take place.</p> <p>24.7 Some infrastructure provider have agreed to provide FTTP infrastructure to new developments of a certain size at no cost to the developer and for a contribution if below a certain size e.g. Openreach; whilst others will provide and</p>

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		<p>24.7 Some infrastructure provider have agreed to provide FTTP infrastructure to new developments of a certain size at no cost to the developer and for a contribution if below a certain size e.g. Openreach; whilst others will provide and deliver materials at zero cost to the developer e.g. Virgin Media. Ideally, to encourage competition and future appeal of their site, a developer could choose to deploy at least two infrastructure providers on site.</p> <p>24.8 The majority of the Country has a broadband copper network but this is increasingly unable to satisfy the demands of the Country. At the present time only 4% of the UK has Fibre To The Premise(4). In some exceptional locations outside urban areas, an equivalent alternative solution may be acceptable if developers are unable to facilitate a FTTP solution, although FTTP is the preferred option as it is capable of delivering upwards of one gigabit per second download and upload speeds as well as very high levels of service quality. The burden of proof lies with the Developer as to why an alternative solution is required. In any case developers must, as a minimum make sure that broadband services that</p>	<p>deliver materials at zero cost to the developer e.g. Virgin Media. Ideally, to encourage competition and future appeal of their site, a developer could choose to deploy at least two infrastructure providers on site.</p> <p>24.8 The majority of the Country has a broadband copper network but this is increasingly unable to satisfy the demands of the Country. At the present time only 4% of the UK has Fibre To The Premise(4). In some exceptional locations outside urban areas, an equivalent alternative solution may be acceptable if developers are unable to facilitate a FTTP solution, although FTTP is the preferred option as it is capable of delivering upwards of one gigabit per second download and upload speeds as well as very high levels of service quality. The burden of proof lies with the Developer as to why an alternative solution is required. In any case developers must, as a minimum make sure that broadband services that meet the standards of the European Digital agenda are made available to all premises, at market prices and with a choice of UK providers.</p> <p>The NPPF (paragraph 112) recognises the role of advanced, high quality communications infrastructure in creating sustainable economic growth and social well-being. The development of high speed broadband technology, the expansion of electronic communication networks, including</p>

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		<p>meet the standards of the European Digital agenda are made available to all premises, at market prices and with a choice of UK providers.</p> <p>The NPPF (paragraph 112) recognises the role of advanced, high quality communications infrastructure in creating sustainable economic growth and social well-being. The development of high speed broadband technology, the expansion of electronic communication networks, including next generation mobile technology such as 5G, and full fibre broadband connections will be supported.</p>	<p>next generation mobile technology such as 5G, and full fibre broadband connections will be supported.</p>

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MM24.3	Reasoned Justification New Paragraphs replacing paragraphs 24.3-24.9.		<p><u>24.3 The NPPF (para112) recognises the role of advanced, high quality communications infrastructure in creating sustainable economic growth as part of strategic policies. The development of high speed broadband technology and other communications networks will also play a vital role in enhancing the provision of local community facilities and services. The Government’s target is that at least 85% of UK premises will have access to gigabit-capable broadband by 2025. The Government states it will “seek to accelerate roll-out further to get as close to 100% as possible”²</u></p> <p><u>24.4 Plans exist to eventually retire the copper network⁵, with dates suggested as early as 2030 for this. The migration away from analogue services over the copper network is already underway. In 2015 BT announced that they will be switching off the Public Switch Telephone Network (PSTN) and Integrated Services Digital Network (ISDN) by 2025.⁶</u></p> <p><u>24.5 Some infrastructure providers have agreed to provide FTTP infrastructure to new developments of 20 dwellings or more at no cost to the developer; whilst others will provide and deliver materials at zero cost to the developer e.g. Virgin Media.</u></p>

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			<p><u>24.6 Openreach⁵ will install FTTP to all developments of fewer than 20 dwellings where the cost is equal or lower than the installation of copper.</u></p> <p><u>24.7 In some exceptional locations outside urban areas, an equivalent alternative solution may be acceptable if developers are unable to facilitate an FTTP solution, although FTTP is the preferred option and the burden of proof lies with the developer as to why an alternative solution is required. In any case developers must, as a minimum, make sure that broadband services reach ultrafast speeds (80mbps +) and are made available to all premises, at market prices and with a choice of UK service providers.</u></p> <p><u>24.8 Communication infrastructure includes telephone systems (both wired and mobile) and broadband. The benefits of having a modern and accessible system of telecommunications, wireless and electronic methods of communication to Wyre Forest District will be significant. Increasingly the demand is for FTTP broadband using fibre optic technology as defined within the NPPF.</u></p> <p><u>24.9 Further detail on the provision of high quality telecommunications and broadband is also found in the Wyre Forest Infrastructure Delivery Plan.</u></p>

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			<p><u>24.10 Broadband development across the whole of Worcestershire is guided by the Worcestershire Local Broadband Plan (WLBP), as agreed in May 2012 and updated in 2016. The WLBP aims to drive economic growth across the County improving broadband speeds for all residents and local businesses. This will maximise opportunities for private sector investment, thus reducing the need for public sector funding. These priorities are echoed in the County Council's Corporate Plan for which "Open for Business" is a priority and broadband is a key enabler. This is fully supported by the business community and the Worcestershire Local Enterprise Partnership (LEP).</u></p> <p><u>24.11 The additional capacity required in part C of the policy will allow for future proofing e.g. additional new builds /redevelopment and to support digital connectivity for other solutions. These might include fibre connectivity to mobile or smart community applications which for example could provide energy efficient lighting or traffic management solutions for the development.</u></p> <p><u>24.12 A digitally accessible Wyre Forest District will allow people an enhanced freedom of choice about where and how they work, how they interact with services and facilities and how they promote and operate their businesses. A connected community is a more sustainable one, as it represents the opportunity for a reduction in car-based</u></p>

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			<p><u>commuting and a commensurate reduction in carbon outputs and traffic congestion. It also promotes the idea of Wyre Forest as a suitable place for high technology activities and employment to take place.</u></p> <p>¹ <u>Fixed wireless is the operation of wireless communication devices or systems used to connect two fixed locations (e.g., building to building or tower to building) with a radio or other wireless link, such as laser bridge. Usually, fixed wireless is part of a wireless LAN infrastructure. The purpose of a fixed wireless link is to enable data communications between the two sites or buildings. Fixed wireless data (FWD) links are often a cost-effective alternative to leasing fibre or installing cables between the buildings</u></p> <p>² https://commonslibrary.parliament.uk/research-briefings/cbp-8392/</p> <p>³ https://www.ofcom.org.uk/_data/assets/pdf_file/0022/204853/consultation-copper-regulation-withdrawal-conditions.pdf</p> <p>⁴ https://digitalwholesalesolutions.com/2019/10/the-bt-openreach-pstn-and-isdn-2025-switch-off/</p> <p>⁵<u>An Openreach guide for developers is available here, including rate cards for residential and urban developments under 20 premises, rebates for self-install and other Frequently Asked Questions Fibre for developers (openreach.com)</u></p>

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	Footnotes		<p>⁶https://www.icnirp.org/cms/upload/publications/ICNIRPemfgdl.pdf</p> <p>⁷https://www.gov.uk/guidance/considerations-for-the-local-planning-authority</p> <p>⁸https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/684420/OS_Final_report_5g_planning_geospatial_considerations.pdf</p>

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MM24.4	Renewable and Low Carbon Energy New paragraphs before Policy 24B		<u>24.13 Wyre Forest District Council declared a climate emergency in 2019. A climate emergency requires prompt action. Climate change is caused by the emission of carbon dioxide and other greenhouse gases and has been a consistent trend since the Industrial Revolution. However, it has been realised that this is likely to cause catastrophic and probably irreversible climate change.</u>

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			<p><u>24.14 The types and amounts of fuel we use to generate energy determine the amount of carbon emissions released into the atmosphere, which in turn impacts on climate change. Heat and power provision from fossil fuels such as coal and gas contribute significantly to our overall carbon emissions. This can be reduced by generating energy from renewable sources through use of systems such as solar panels and air and ground source heating. Whilst clean energy technology and markets continue to develop, new development in the near term will still rely upon fossil fuel generated heat and power to some extent. Whatever source of fuel is used, it is important economically, as well as environmentally, to use energy generated as efficiently as possible.</u></p> <p><u>24.15 Our climate is changing and will continue to do so for the foreseeable future due to carbon emissions already emitted and locked into our climate systems. However, the more that is done to reduce carbon emissions, the less extreme the impacts are likely to be. Worcestershire’s climate has changed over the last century, with changes including an increase in average annual temperature and with winters becoming wetter relative to summers. Predictions for our future climate include increasing temperatures and changes to precipitation patterns and also an increase in extreme weather events such as heatwaves and flooding. The potential impacts of climate change are far</u></p>

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			<p><u>reaching, and it is vital that new development considers the impacts and includes measures to adapt accordingly. Climate impacts must be considered in development of the built environment, including buildings, roads, drains and utilities, which are designed for the long-term of 50 to 60 years or even longer. Structures designed now will need to cope with the climate of the 2070s at least and development built to withstand the likely impacts of climate change. Due to the amount of Carbon Dioxide (CO2) in the atmosphere there will be some degree of climate change, however the more that we can do to reduce emissions the less severe the impact.</u></p> <p><u>24.16 Wyre Forest District Council’s Corporate Plan’s (2019-2023) includes a ‘Safe, Green and Clean Living Environment’ as one of its three priorities. It includes a strategic action to work with partners to protect our environment, to address air quality issues and to help tackle climate change.</u></p> <p><u>24.17 The NPPF states that “The planning system should support the transition to a low carbon future in a changing climate ... and support renewable and low carbon energy and associated infrastructure”.</u></p> <p><u>24.18 Wyre Forest District Council recognises that the climate change emergency requires councils to take positive action. For example, the District currently has a very low</u></p>

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			<u>level of provision of charging points for electric vehicles. The Council has resolved to ensure that adequate electric vehicle charging points are provided in Council-owned public car parks. Privately owned car parks are encouraged to do likewise and electric vehicle charging points should be provided on all future residential, employment and commercial developments where vehicle access is provided. The Wyre Forest Climate Change Action Plan sets out actions on energy efficiency and renewable energy, reducing single use plastics and tree planting.</u>
MM24.5	Policy 24B	<p>Policy 24B - Renewable and Low Carbon Energy General</p> <ul style="list-style-type: none"> All new developments, and where possible redevelopment of existing buildings, should consider location, design, siting and orientation to maximise the use of natural heat and light and the potential for renewable energy microgeneration. Where possible, in appropriate locations, solar panels should be fitted. All new developments should include electric vehicle charging points. <p>Incorporating Renewable and Low Carbon Energy into New Development</p> <ul style="list-style-type: none"> To reduce carbon emissions and secure sustainable energy solutions, all new developments over 100 square metres gross, or 	<p>Policy 24B - Renewable and Low Carbon Energy General⁽⁹⁷⁾</p> <p>A.-All new developments, and where possible redevelopment of existing buildings, should consider location, design, siting and orientation to maximise the use of natural heat and light and the potential for renewable energy microgeneration. Where possible, in appropriate locations, solar panels should be fitted. All new residential, employment or commercial developments should include electric vehicle charging points.</p> <p>Incorporating Renewable and Low Carbon Energy into New Development</p> <p>B. To reduce carbon emissions and secure sustainable energy solutions, all new developments over 100 square metres gross, or one or more dwellings, should incorporate the energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements, unless it has</p>

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		<p>one or more dwellings, should incorporate the energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements, unless it has been demonstrated that this would make development unviable. Applications will be required to include an Energy Assessment demonstrating how these requirements will be met. Where renewables are not installed for reasons such as viability, consideration must be given to allow renewable technology at a later date.</p> <ul style="list-style-type: none"> • Large scale (1) development proposals should, examine the potential for a decentralised energy and heating network. If practical and viable, a decentralised energy and heating network should be provided as part of the development. If a district heat network already exists new development should connect to this network unless satisfactory evidence is provided to demonstrate that this is not viable or practicable. 	<p>been demonstrated that this would make development unviable. Applications will be required to include an Energy Assessment demonstrating how these requirements will be met. <u>New developments should be built to the highest standards of energy efficiency, subject to the Government’s policy for national technical standards and the viability of the development.</u> Where renewables are not installed for reasons such as viability, consideration must be given to allow renewable technology at a later date.</p> <p>▲ <u>C.</u> Large scale ⁽¹⁰⁸⁾ development proposals should, <u>install</u> examine the potential for a decentralised energy and heating network. if it is practical <u>feasible</u> and viable <u>to do so</u> the, a decentralised energy and heating network should be provided as part of the development. If a district heat network already exists new development should connect to this network unless satisfactory evidence is provided to demonstrate that this is not viable or <u>feasible</u> practicable.</p> <p>▲ <u>D.</u> Renewable energy installations that <u>would</u> harm the significance of heritage assets or have a detrimental impact on the landscape or historic environment, conflicting with any other policies contained in this Plan will not be supported unless the requirements of the NPPF are satisfied.</p> <p>Stand Alone Renewable and Low Carbon Energy Schemes</p>

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		<ul style="list-style-type: none"> Renewable energy installations that harm the significance of heritage assets or have a detrimental impact on the landscape or historic environment, conflicting with any other policies contained in this Plan will not be supported unless the requirements of the NPPF are satisfied. <p>Stand Alone Renewable and Low Carbon Energy Schemes</p> <ul style="list-style-type: none"> With the exception of wind turbines (see below), proposals for stand-alone renewable and other low carbon energy schemes are welcomed and will be considered favourably having regard to the provisions of other relevant policies in the Plan, providing that appropriate consultation has taken place with the local community and the appropriate Town or Parish Council. Where possible, community shares in renewable energy schemes which offer members of the community investment into local energy schemes should be considered. Proposals for stand-alone wind turbines will only be considered favourably if: <ul style="list-style-type: none"> It is in an area considered suitable for wind energy development; and, following consultation, it can be demonstrated that the planning impacts 	<p>▲E.-With the exception of wind turbines (see below), proposals for stand-alone renewable and other low carbon energy schemes are welcomed and will be considered favourably having regard to the provisions of other relevant policies in the Plan, providing that appropriate consultation has taken place with the local community and the appropriate Town or Parish Council. Where possible, community shares in renewable energy schemes which offer members of the community investment into local energy schemes should be considered. Proposals for stand-alone wind turbines will only be considered favourably if:</p> <ul style="list-style-type: none"> It is in an area considered suitable for wind energy development; and, following consultation, it can be demonstrated that the planning impacts identified by the affected community have been fully addressed. <p><u>No areas within Wyre Forest District have been identified as suitable for wind turbines. This is due to constraints such as wind speeds, access, topography and land classification.</u></p>

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		<p>identified by the affected community have been fully addressed.</p> <p>1 For the purposes of this policy only (Policy 24B Renewable and Low Carbon Energy) the definition of large scale development is residential developments of 100 or more dwellings or non-residential developments of more than 10,000 square metres.</p>	
MM24.6	Reasoned Justification	<p>24.10 The Council support the transition to a low carbon future in a changing climate. It supports ways that contribute to radical reductions in greenhouse gas emissions, re-use of existing resources, low carbon energy and associated infrastructure in conformity with NPPF paragraph 148.</p> <p>24.11 Energy infrastructure is also recognised in Policy 12 – Strategic Infrastructure, and the Wyre Forest Infrastructure Delivery Plan (IDP).</p> <p>24.12 The EU’s Renewable Energy Directive sets an overall target for 20% of the energy consumed in the European Union to come from renewable sources by 2020, with a UK target of 15% by 2020.</p>	<p>24.10 The Council supports the transition to a low carbon future in a changing climate. It supports ways that contribute to radical reductions in greenhouse gas emissions, re-use of existing resources, low carbon energy and associated infrastructure in conformity with the NPPF paragraph 148.</p> <p>24.1120 Energy infrastructure is also recognised referred to in Policy 12 – Strategic Infrastructure, and the Wyre Forest Infrastructure Delivery Plan (IDP).</p> <p>24.1221 The EU’s Renewable Energy Directive sets an overall target for 20% of the energy consumed in the European Union to come from renewable sources by 2020, with a UK target of 15% by 2020.</p> <p><u>24.22 In December 2018 the directive ⁽⁹⁾ was revised in which it established a new binding renewable energy target for the EU for 2030 of at least 32%. This figure may be revised upwards by 2023.</u></p>

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		<p>24.13 Year on year the number of electric vehicle registrations are increasing. National government policy is to end the sale of new conventional petrol and diesel cars and vans by 2040, and move to hybrid, plug in electric or other fuels such as hydrogen. Between July 2017 and July 2018 there was an increase in plug in electric cars of 35%. (Data from the Society of Motor Manufactures and Traders (SMMT)).</p>	<p>24.1323 Year on year the number of electric vehicle registrations are increasing. National government policy is to end the sale of new conventional petrol and diesel cars and vans by 2040 2030. <u>This Local Plan runs to 2036, therefore the Council needs to ensure that residents, workers and visitors to the District have access to vehicle charging points as they move to alternative fuelled vehicles such as</u> and move hybrid, plug in electric or other fuels such as hydrogen <u>Year on year the number of electric vehicle registrations are increasing.</u> Between July 2017 and July 2018 there was an increase in plug in electric cars of 35%. <u>In November 2019 more than 1 in 10 new vehicles on the road were alternatively fuelled vehicles either hybrid, plug in hybrid (PHEV) or pure electric or mild hybrid electric. At the end of September 2020 pure electric vehicles accounted for 6.7% of new car registrations, however, when PHEV's are added the figure rises to 10.5%</u> (Data from the Society of Motor Manufactures and Traders (SMMT)).</p> <p>24.1424 The Climate Change Act 2008 (<u>2050 Target Amendment</u>) <u>Order 2019</u> sets out <u>how the UK will tackle and respond to climate change. The Act sets</u> a legal requirement for the UK to achieve an 80% cut in Carbon Dioxide emissions from 1990 levels by <u>be zero carbon by 2050</u>, with a series of five year carbon budgets, including a 37% cut by 2020 and 51% by 2025. <u>In 2018 the UK was 44% below 1990 levels; this means that both the first and second carbon budgets were</u></p>

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		<p>24.14 The Climate Change Act 2008 sets a legal requirement for the UK to achieve an 80% cut in Carbon Dioxide emissions from 1990 levels by 2050, with a series of five year carbon budgets, including a 37% cut by 2020 and 51% by 2025. The UK government also ratified the Paris Agreement on Climate Change in November 2016. The Paris Agreement provides a framework for governments as well as business and investors to keep global warming well below 2°C, pursuing efforts to limit the temperature increase to 1.5°C. In October 2018 a report by the intergovernmental panel on Climate Change (IPCC) which is the UN body for assessing the science related to climate change. The report highlighted the differing impacts between limiting global warming to 1.5oC compared with 2oC. If limited to 1.5oC the likelihood of an Arctic Ocean free of sea ice in summer would be once per century and coral reefs would decline by 70 to 90 percent. If the rise was by 2oC the likelihood of an Arctic Ocean free of sea ice in summer would be at least once per decade and coral reefs would virtually all be lost. The Government’s Clean Growth Strategy sets out a comprehensive set of policies and proposals that aim to accelerate the pace of “clean growth”, i.e. deliver increased economic growth and decreased</p>	<p><u>met. At the present time the third budget is likely to be met but the UK is not on track to meet the fourth budget (2023 to 2027).</u> The UK government also ratified the Paris Agreement on Climate Change in November 2016. The Paris Agreement provides a framework for governments as well as business and investors to keep global warming well below 2°C, pursuing efforts to limit the temperature increase to 1.5°C. In October 2018 a report by the intergovernmental panel on Climate Change (IPCC) which is the UN body for assessing the science related to climate change. The report highlighted the differing impacts between limiting global warming to 1.5°C compared with 2°C. If limited to 1.5°C the likelihood of an Arctic Ocean free of sea ice in summer would be once per century and coral reefs would decline by 70 to 90 percent. If the rise was by 2°C the likelihood of an Arctic Ocean free of sea ice in summer would be at least once per decade and coral reefs would virtually all be lost. The Government’s Clean Growth Strategy sets out a comprehensive set of policies and proposals that aim to accelerate the pace of “clean growth”, i.e. deliver increased economic growth and decreased emissions. Clean growth means growing our national income while cutting greenhouse gas emissions. Since 1990, UK emissions have fallen whilst the economy has grown. In order to meet future carbon budgets, government recognises the need to drive a significant acceleration in the pace of decarbonisation.</p>

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		<p>emissions. Clean growth means growing our national income while cutting greenhouse gas emissions. Since 1990, UK emissions have fallen whilst the economy has grown. In order to meet future carbon budgets, government recognises the need to drive a significant acceleration in the pace of decarbonisation.</p>	<p><u>24.25 The Government has pledged to introduce a Future Homes Standard which will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025. The Building Regulations are to be updated in order to implement this, along with interim increases in energy efficiency requirements. New requirements for the inclusion of electric charging points in new residential and commercial developments are also due to be introduced through the Building Regulations.</u></p> <p><u>24.26 The Worcestershire Local Enterprise Partnership's (LEP) Strategic Economic Plan recognises 'agri-tech' (including-green energy) as one of the county's three growth sectors. Among Worcestershire's key infrastructure issues that need to be addressed, it identifies an over-reliance on energy supplies from outside the county and an over-reliance on energy from non-sustainable sources. The Worcestershire Local Enterprise Partnership's Energy Strategy 2019-2030 aims to reduce carbon emissions by 50% from 2005 levels by 2030, to double the size of the low carbon sector by 2030 and triple energy production from renewable generation by 2030. The strategy has been produced to help identify the opportunities and challenges that Worcestershire faces in its movement towards a low-carbon, low emission economy and sets out an overarching energy vision for Worcestershire. As part of the SEP's aspirations to create a</u></p>

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		<p>24.15 The Worcestershire Local Enterprise Partnership's (LEP) Strategic Economic Plan recognises 'agri-tech' (including green energy) as one of the county's three growth sectors. Among Worcestershire's key infrastructure issues that need to be addressed, it identifies an over-reliance on energy supplies from outside the county and an over-reliance on energy from non-sustainable sources. As part of the SEP's aspirations to create a world-class business location, it recognises that <i>"renewable energy generation has the potential to relieve pressures on the existing energy infrastructure, as well as providing potential employment opportunities and cost reductions"</i>.</p>	<p>world-class business location, it recognises that <i>"renewable energy generation has the potential to relieve pressures on the existing energy infrastructure, as well as providing potential employment opportunities and cost reductions"</i>.</p>
MM24.7	Footnotes	<p>⁹ This policy should be considered within the context of an "energy hierarchy", whereby energy demand is reduced through energy efficiency and low energy design before meeting residual energy demand, first from renewable or low carbon sources and then from fossil fuels.</p>	<p>⁷ This policy should be considered within the context of an "energy hierarchy", whereby energy demand is reduced through energy efficiency and low energy design before meeting residual energy demand, first from renewable or low carbon sources and then from fossil fuels.</p>

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		¹⁰ For the purposes of this policy only, the definition of large scale development is residential developments of 100 or more dwellings or non-residential developments of more than 10,000 square metres.	⁸ For the purposes of this policy only (Policy 24B Renewable and Low Carbon Energy) the definition of large scale development is residential developments of 100 or more dwellings or non-residential developments of more than 10,000 square metres. ⁹ European Commission renewable energy directive (2009/28/EC) and directive 2018/2001/EU

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 25 – Safeguarding the Green Belt			
MM25.1	Policy 25 – Safeguarding the Green Belt, part ii	ii. Provision of appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.	ii. Provision of appropriate facilities (both for existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
MM25.2	Policy 25 – Safeguarding the Green Belt, part	v. The proposals involve the redevelopment of an identified Previously Developed Site in the Green Belt, in accordance with the	v. The proposals involve the limited infilling or redevelopment of an identified Previously Developed Site in the Green Belt, in accordance with the site specific policies contained in Policy 35, Part C.

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Section of Local Plan: Chapter 25 – Safeguarding the Green Belt			
	v and new criterion d)	site specific policies contained in Policy 35, Part C.	<u>d) limited infilling in villages.</u>

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 26 - Safeguarding the Historic Environment			
MM26.1	Policy 26 – Safeguarding the Historic Environment	Proposals likely to affect the significance of a heritage asset (including the contribution made by its setting or any important vistas or views) should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed by a qualified and/or experienced heritage professional. This will usually be in the form of a Heritage Statement. Where there is potential for heritage assets with archaeological interest to be affected, this	Proposals likely to affect the significance of a heritage asset (including the contribution made by its setting or any important vistas or views) should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed by a qualified and/or experienced heritage professional. This will usually be in the form of a Heritage Statement. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field

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Section of Local Plan: Chapter 26 - Safeguarding the Historic Environment			
		<p>description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.</p> <p>Any development proposal causing harm or loss of significance to a heritage asset will be resisted unless clear and convincing justification is provided, to permit assessment against the NPPF criteria, relevant legislation and published local and national guidance.</p> <p>Development proposals should avoid harm to or loss of heritage assets wherever possible. The highest level of harm should require very robust justification, including the demonstrable consideration of alternatives. Substantial harm to a designated heritage asset should only be allowed in exceptional circumstances.</p> <p>The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with Policy 27A.</p>	<p>evaluation to establish the significance of known or potential heritage assets.</p> <p>Any development proposal causing harm or loss of significance to a heritage asset will be resisted unless clear and convincing justification is provided, to permit assessment against the NPPF criteria, relevant legislation and published local and national guidance.</p> <p>Development proposals should avoid harm to or loss of heritage assets wherever possible. The highest level of harm should require very robust justification, including the demonstrable consideration of alternatives. Substantial harm to a designated heritage asset should only be allowed in exceptional circumstances.</p> <p>The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with Policy 27A.</p> <p>Repairs, alterations, extensions and conversions of heritage assets must be sympathetically designed to respect the significance of the form, character and materials of the original heritage asset and its setting. Fixtures and fittings should be inconspicuously sited and proportioned and be</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 26 - Safeguarding the Historic Environment			
		<p>Repairs, alterations, extensions and conversions of heritage assets must be sympathetically designed to respect the significance of the form, character and materials of the original heritage asset and its setting. Fixtures and fittings should be inconspicuously sited and proportioned and be designed sympathetically to reflect the significance of the asset.</p> <p>Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset’s archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset’s significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.</p>	<p>designed sympathetically to reflect the significance of the asset.</p> <p>Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset’s archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset’s significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.</p>
MM26.2	Policy 26 – Safeguarding the Historic Environment	26.6 The sympathetic reuse, repair and adaptation of existing buildings can act as a catalyst for economic regeneration, support tourism and encourage the sustainable use of resources. Enabling development can be considered where it can be justified and where it accords	26.6 The sympathetic reuse, repair and adaptation of existing buildings can act as a catalyst for economic regeneration, support tourism and encourage the sustainable use of resources. Enabling development can be considered where it can be justified and where it accords with the NPPF and Planning Practice Guidance. This approach

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Section of Local Plan: Chapter 26 - Safeguarding the Historic Environment			
	Reasoned Justification Paragraph 26.6	with the NPPF and Planning Practice Guidance. This approach contributes towards delivering the national and local policy aim of sustainable development by supporting the principles contained in Policy 11. It is important that any climate change mitigation/adaptation measures do not cause harm to the significance of heritage assets. Where appropriate, when opportunities for creative, contemporary and innovative architectural design arise, they will be encouraged.	contributes towards delivering the national and local policy aim of sustainable development by supporting the principles contained in Policy 11. It is important that any climate change mitigation/adaptation measures do not cause harm to the significance of heritage assets. Where appropriate, when opportunities for creative, contemporary and innovative architectural design arise, they will be encouraged.

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 27 - Quality Design and Local Distinctiveness			
MM27.1	Policy 27A Quality Design and Local Distinctiveness	All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and	All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 27 - Quality Design and Local Distinctiveness			
	Paragraph A	conserve, and where appropriate, enhance cultural and heritage assets, landmarks and their settings. New and innovative designs which promote high levels of sustainability will be encouraged and supported where they enhance the overall quality of the built environment.	cultural and heritage assets, landmarks and their settings. New and innovative designs which promote high levels of inclusivity and sustainability will be encouraged and supported where they enhance the overall quality of the built environment.
MM27.2	Policy 27A Quality Design and Local Distinctiveness Paragraph B	Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed, and demonstrate consistency with the Adopted Design Guidance SPD and subsequent revisions. They will also need to address the following matters:	Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed, and demonstrate consistency with the Adopted Design Guidance SPD and subsequent revisions. They will also need to address the following matters:
MM27.3	Policy 27A Quality Design and Local Distinctiveness Paragraph B xi. Landscaping	Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long-term management is emphasised. Existing trees should be incorporated into development or replacements provided where a tree survey demonstrates retention is not possible.	Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long-term management is emphasised. Existing trees should be incorporated into development or replacements provided where a tree survey demonstrates trees are not worthy of retention or retention is not possible.
MM27.4	Policy 27A Quality Design and Local Distinctiveness Paragraph B xiv. Creating a Safe and	New development should be accessible for all users including those with disabilities.	New development should be inclusive and accessible for all users including those with disabilities.

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 27 - Quality Design and Local Distinctiveness			
	Secure Environment		
MM27.5	Policy 27B - Design of Extensions and Alterations Paragraph B	Extensions and alterations whether to residential or non-residential properties (including those to curtilage buildings and previous extensions) should accord with the design principles set out within the Council's Adopted Design Guidance SPD (2015, and subsequent revisions).	Extensions and alterations whether to residential or non-residential properties (including those to curtilage buildings and previous extensions) should accord with the design principles set out within the Council's Adopted Design Guidance SPD (2015, and subsequent revisions).
MM27.6	Policy 27B - Design of Extensions and Alterations Reasoned justification: NEW PARAGRAPH to be inserted between 27.12 and 27.13 as follows:	27.12 As a general rule extensions should be subservient to and reflect the scale and character of the existing building. Extensions, both in themselves and when taken together with previous works, should not dominate the original building. A cumulative succession of modest extensions on a building could have a detrimental impact on the surrounding area, particularly sensitive open countryside and Green Belt. For this reason extensions must be in scale with the original building rather than the building at the time of the application. 27.13 Most dwelling houses in the District feature traditional pitched roofs, and in order to ensure that two storey extensions to such dwellings harmonise in general design terms, the use of flat roofs on such extensions will not normally be permitted.	As a general rule extensions should be subservient to and reflect the scale and character of the existing building. Extensions, both in themselves and when taken together with previous works, should not dominate the original building. A cumulative succession of modest extensions on a building could have a detrimental impact on the surrounding area, particularly sensitive open countryside and Green Belt. For this reason extensions must be in scale with the original building rather than the building at the time of the application. <u>This policy is underpinned by the Council's Adopted Design Guidance SPD 2015. This SPD will be updated following adoption of the Local Plan.</u> Most dwelling houses in the District feature traditional pitched roofs, and in order to ensure that two storey extensions to such dwellings harmonise in general design

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 27 - Quality Design and Local Distinctiveness			
			terms, the use of flat roofs on such extensions will not normally be permitted.
MM27.7	Policy 27C - Landscaping and Boundary Treatment Paragraph A	A. Landscape schemes whether for residential or non-residential properties should: Accord with the design principles set out within the Council's Adopted Design Quality SPD (2015, or when later revised)	A. Landscape schemes whether for residential or non-residential properties should: Accord with the design principles set out within the Council's Adopted Design Quality SPD (2015, or when later revised)
MM27.8	Policy 27C - Landscaping and Boundary Treatment Paragraph C i.	Landscape schemes must demonstrate that they: i. Are informed by the Landscape Character Assessment and/or Historic Landscape Characterisation, protecting existing trees and landscape features where possible.	Landscape schemes must demonstrate that they: i. Are informed by the Landscape Character Assessment and/or Historic Landscape Characterisation, protecting existing trees, hedges and other and landscape features where possible.
MM27.9	Policy 27C - Landscaping and Boundary Treatment Reasoned justification additional paragraph after 27.28	27.28 Landscaping is an important element of design and should augment good design rather than screening or hiding poor design.	Landscaping is an important element of design and should augment good design rather than screening or hiding poor design. <u>Landscape schemes whether for residential or non-residential properties should have regards to the design principles set out within the Council's Adopted Design Guidance SPD (2015, and subsequent revisions).</u>
MM27.10	Policy 27E - Wyre Forest Waterways	Development adjacent to the canal must provide a strong, active frontage onto the waterside	Development adjacent to the canal must should where appropriate provide a strong, active frontage onto the

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Section of Local Plan: Chapter 27 - Quality Design and Local Distinctiveness			
	Part C Staffordshire and Worcestershire Canal Paragraph 2	providing natural surveillance and promoting high levels of activity during the day.	waterside providing natural surveillance and promoting high levels of activity during the day.
MM27.11	Policy 27E - Wyre Forest Waterways Part C Staffordshire and Worcestershire Canal Paragraph 3	The canal towpath should be developed and promoted as a sustainable pedestrian and cycle route with paving appropriate to the urban areas through which the canal passes. Canal-side landscaping should be appropriate for the location, set back to allow for future growth, allow for safe navigation and feature robust barriers to ensure vehicles do not enter the waterway.	<u>Development in proximity to the canal should promote its use</u> The canal towpath should be developed and promoted as a sustainable pedestrian and cycle route <u>with towpath surfacing</u> paving <u>appropriate to the area</u> the urban areas through which the canal passes <u>and its likely use.</u>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 28 - Rural Development			
MM28.1	Policy 28A – Re-use and adaptation of rural buildings New paragraph G to be inserted:	F. Where previous development has relied upon this policy or an earlier equivalent no further development (including extensions) will be permitted within the curtilage.	F. Where previous development has relied upon this policy or an earlier equivalent no further development (including extensions) will be permitted within the curtilage. <u>G. Where a rural building has been converted to residential use under permitted development legislation permitted rights will be withdrawn on commencement of that use and no further development (including extensions) will be permitted within the curtilage.</u>
MM28.2	Policy 28A – Re-use and adaptation of rural buildings Reasoned justification Paragraph 28.5	The degree of harm on the character and appearance of the countryside is an important consideration when assessing the effects of residential curtilage or establishing the likely demand for further buildings on the site. The Council is unlikely to give permission for proposals for residential conversion where this requires extensive alteration or rebuilding, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside. To this end, no extensions to dwellings created through Policy 28A or earlier rural building policies will be	The degree of harm on the character and appearance of the countryside is an important consideration when assessing the effects of residential curtilage or establishing the likely demand for further buildings on the site. The Council is unlikely to give permission for proposals for residential conversion where this requires extensive alteration or rebuilding, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside. To this end, no extensions to dwellings created <u>(whether</u> through Policy 28A <u>and</u> or earlier rural building policies <u>or via implementation of permitted development rights)</u> will be

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 28 - Rural Development			
		permitted, and neither will the introduction of new buildings into the curtilage of these dwellings.	permitted, and neither will the introduction of new buildings into the curtilage of these dwellings.

Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 29 - Site Allocations Introduction			
MM29.1	Paragraph 29.7-29.8	<p>The Site Allocations</p> <p>29.7 Policies 30 to 36 describe details of the sites that are allocated in this Local Plan. Each policy covers a different area of the district. Policies also set out specific requirements for the individual sites. As well as these specific requirements, the relevant provisions of other policies contained in the Plan will apply to development on the allocated sites.</p> <p>29.8 The headings in each of the tables in the allocations policies (30-36) area as follows</p> <ul style="list-style-type: none"> • Site Reference – the HELAA reference for the site which is used throughout the evidence base documents • Site Description – name of site 	<p>The Site Allocations</p> <p>29.7 Policies in Chapters 30 to 36 describe details of the sites that are allocated in this Local Plan. Each policy chapter covers a different area of the district. Policies also set out specific requirements for the individual sites. As well as these specific requirements, the relevant provisions of other policies contained in the Plan will apply to development on the allocated sites. The figure for the number of dwellings in the site allocations is an indicative figure that takes account of the site area and any known constraints (e.g. where parts of the site have a risk of flooding or ecological constraints) and, unless more specific details are available, is calculated to a density in sympathy with the surrounding area.</p> <p>29.8 The headings in each of the tables in the allocations policies (30-36) area as follows Site Reference – the HELAA</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 29 - Site Allocations Introduction			
		<ul style="list-style-type: none"> • Proposed Use – Employment (E), Housing (H), Mixed Use (M – including community facilities), (Travelling showpeople (TS), Gypsy and Traveller (GT), Car Park (P), Caravan Park (CP), Green Gap (GG) • Indicative number of dwellings – this figure takes account of the site area and any known constraints (eg where parts of the site have a risk of flooding or ecological constraints) and, unless more specific details are available, is calculated to a density in sympathy with the surrounding area • Site Area – the land area of the site expressed in hectares (ha) • Removed from Green Belt? – will the Green Belt boundary need to be redrawn as the result of this allocation (Y = yes; N = no) 	<p>reference for the site which is used throughout the evidence base documents</p> <ul style="list-style-type: none"> • Site Description – name of site • Proposed Use – Employment (E), Housing (H), Mixed Use (M – including community facilities), (Travelling showpeople (TS), Gypsy and Traveller (GT), Car Park (P), Caravan Park (CP), Green Gap (GG) • Indicative number of dwellings – this figure takes account of the site area and any known constraints (eg where parts of the site have a risk of flooding or ecological constraints) and, unless more specific details are available, is calculated to a density in sympathy with the surrounding area • Site Area – the land area of the site expressed in hectares (ha) <p>Removed from Green Belt? – will the Green Belt boundary need to be redrawn as the result of this allocation (Y = yes; N = no)</p>
MM29.2	Additional paragraph after text		<p><u>Minerals and Waste Allocations where minerals resource safeguarding has been highlighted together with those sites potentially affecting minerals infrastructure and waste management facilities are listed in Chapter 16 – Pollution, Minerals and Waste</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 30 - Kidderminster Town			
MM30.1	Policy 30		Delete policy
MM30.2	Paragraph 30.1-30.3		Delete paragraph
MM30.3	Policy 30.1 and paragraph 30.4-5	<p>Chester Road South Service Station AS/3 (0.41Ha)</p> <p>30.4 This former petrol and gas station is used for car sales and car repair businesses. It has outline planning permission for up to 10 dwellings.</p> <p>Policy 30.1 Chester Road South Service Station AS/3</p> <p>Development of this site should:</p>	<p>Chester Road South Service Station AS/3 (0.41Ha) <u>15 dwellings 2021-26</u></p> <p>30.4 This former petrol and gas station <u>site</u> is used for car sales and car repair businesses. It has outline <u>full</u> planning permission for up to <u>10 15</u> dwellings.</p> <p>Policy 30.1 Chester Road South Service Station AS/3</p> <p>Development of this site should:</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 30 - Kidderminster Town			
		<ol style="list-style-type: none"> 1. Ensure, where feasible, that housing faces the main road to continue the strong building line along Chester Road South 2. Fully consider any contamination issues on the site 3. Protect and enhance existing mature vegetation adjacent to the railway line 4. Explore the potential to upgrade the adjacent footbridge <p>Reasoned Justification</p> <p>30.5 This site has outline permission in place but no firm proposals have been received from a developer. It currently detracts from what is a residential area. Proposals should respect the streetscene.</p>	<ol style="list-style-type: none"> 1. Ensure, where feasible, that housing faces the main road to continue the strong building line along Chester Road South 2. Fully consider and address, as necessary, any contamination issues on the site 3. Protect and enhance supplement existing mature vegetation adjacent to the railway line 4. Explore the potential to upgrade the adjacent footbridge <p>Reasoned Justification</p> <p>30.5 This site has outline permission in place but no firm proposals have been received from a developer. It currently detracts from what is a residential area. Proposals should respect the streetscene.</p>
MM30.4	Policy 30.2 and paragraph 30.6-7	<p>Former Victoria Sports Ground AS/5 (2.21Ha)</p> <p>30.6 This site has not been used as a sports ground since 2003. It has outline planning approval for up to 45 dwellings. The site has a boundary with Kidderminster Golf Course. Most of the site lies within flood zone 2. The site is surrounded by</p>	<p>Former Victoria Sports Ground AS/5 (2.21Ha)</p> <p>30.6 This site has not been used as a sports ground since 2003. It has outline planning approval for up to 45 dwellings. The site has a boundary with Kidderminster Golf Course. Most of the site lies within flood zone 2. The site is</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 30 - Kidderminster Town			
		<p>mature trees, many of which are protected by Tree Preservation Orders.</p> <p>Policy 30.2 Former Victoria Sports Ground AS/5</p> <p>Development should:</p> <ol style="list-style-type: none"> 1. Be accessed from Spennells Valley Road 2. Locate dwellings outside the area shown to be at risk of flooding 3. Provide attenuation ponds in the southern section of the site 4. Provide a ditch to take any surface water run-off from the golf course 5. Provide an appropriate landscaping scheme using native trees and shrubs and a management plan 6. Locate dwellings towards the centre of the site away from site boundaries 7. Provide bat and bird roosting / nesting boxes 8. Restrict lighting in ecologically sensitive areas <p>Reasoned Justification</p> <p>30.7 This site has outline permission in place for 45 dwellings. It has recently been sold to a housing</p>	<p>surrounded by mature trees, many of which are protected by Tree Preservation Orders.</p> <p>Policy 30.2 Former Victoria Sports Ground AS/5</p> <p>Development should:</p> <ol style="list-style-type: none"> 1. Be accessed from Spennells Valley Road 2. Locate dwellings outside the area shown to be at risk of flooding 3. Provide attenuation ponds in the southern section of the site 4. Provide a ditch to take any surface water run-off from the golf course 5. Provide an appropriate landscaping scheme using native trees and shrubs and a management plan 6. Locate dwellings towards the centre of the site away from site boundaries 7. Provide bat and bird roosting / nesting boxes 8. Restrict lighting in ecologically sensitive areas <p>Reasoned Justification</p> <p>30.7 This site has outline permission in place for 45 dwellings. It has recently been sold to a housing developer. A revised application for 26 affordable dwellings plus a care home is expected shortly.</p>

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Section of Local Plan: Chapter 30 - Kidderminster Town			
		developer. A revised application for 26 affordable dwellings plus a care home is expected shortly.	
MM30.5	Policy 30.4	<p>Land North of Bernie Crossland Walk AS/20 (0.41Ha)</p> <p>30.10 This area of garden land adjacent to the railway line currently forms part of the rear gardens to dwellings on Chester Road South. It forms a logical extension to Bernie Crossland Walk.</p> <p>Policy 30.4 Land North of Bernie Crossland Walk AS/20</p> <p>This site is allocated for residential uses.</p> <ol style="list-style-type: none"> 1. Access should be taken from Bernie Crossland Walk 2. Trees along railway corridor to be enhanced as part of Green Infrastructure corridor 	<p>Land North of Bernie Crossland Walk AS/20 (0.41Ha) <u>9 dwellings 2026-31</u></p> <p>30.10 This area of garden land adjacent to the railway line currently forms part of the rear gardens to dwellings on Chester Road South. It forms a logical extension to Bernie Crossland Walk.</p> <p>Policy 30.4 Land North of Bernie Crossland Walk AS/20</p> <p>This site is allocated for residential uses <u>development which should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1. <u>Vehicular</u> Access should be taken from Bernie Crossland Walk 2. <u>The existing t</u>rees alongside the railway corridor to <u>should be supplemented</u> enhanced as part of <u>the wider</u> Green Infrastructure corridor <u>network</u> 3. <u>The development should continue the building line of Bernie Crossland Walk with the majority of plots backing onto the railway line</u>
MM30.6	Policy 30.5	Land at Bromsgrove Street (Lion Fields) BHS/2	Land at Bromsgrove Street (Lion Fields) BHS/2 <u>minimum of 35 dwellings plus commercial uses 2026-31</u>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 30 - Kidderminster Town			
		<p>30.12 This is a large site which includes the cleared site of the former Glades Leisure Centre, the former Magistrates' Court (Worcester Cross Factory), extensive car parking and shops on the northern side of Worcester Street. The NHS buildings and Youth Centre on Bromsgrove Street will remain in situ and are outside of this allocation. The former Magistrates' Court buildings were listed Grade II in 2018. Levels rise 10 metres across the site from south to the north. Much of the land is owned and controlled by the District Council.</p> <p>Policy 30.5 Land at Bromsgrove Street (Lion Fields) BHS/2</p> <p>This site is allocated for a mix of uses:</p> <ol style="list-style-type: none"> 1. Former Glades site to be redeveloped for a cinema and leisure complex with ancillary food and drink together with car parking 	<p>30.12 This is a large <u>town centre</u> site which includes the cleared site of the former Glades Leisure Centre, the former Magistrates' Court (Worcester Cross Factory), extensive car parking and shops on the northern side of Worcester Street. The NHS buildings and Youth Centre on Bromsgrove Street will remain in situ and are outside of this allocation. The former Magistrates' Court buildings were listed Grade II in 2018. Levels rise 10 metres across the site from south to the north. Much of the land is owned and controlled by the District Council. <u>A large part of the £20.5 million secured from the Future High Streets Fund (announced in December 2020) will be used to kick-start the regeneration of the former Magistrates' Court and Worcester Street area.</u></p> <p>Policy 30.5 Land at Bromsgrove Street (Lion Fields) BHS/2</p> <p>This site is allocated for a mix of <u>residential and commercial</u> uses <u>development which is expected to deliver the following:</u></p> <ol style="list-style-type: none"> 1. On the former Glades site to be redeveloped for a cinema and leisure complex with ancillary food and drink together with car parking 2. The fFormer Magistrates' Court building <u>and indoor market</u> to be considered for conversion for a mixed

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Section of Local Plan: Chapter 30 - Kidderminster Town			
		<p>2. Former Magistrates' Court building to be considered for conversion for a mixed residential/commercial scheme</p> <p>3. Residential development to be investigated on remainder of site, including potential for C2 use</p>	<p>residential/commercial scheme <u>refurbishment and conversion to a Creative Hub for businesses in the digital and creative industries sectors</u></p> <p>3. <u>Acquisition and demolition of properties at northern end of Worcester Street to improve connectivity from the town centre into Lion Fields</u></p> <p>4. <u>Rationalisation of existing car parking on Bromsgrove Street to release land for mixed use development including residential (both C3 and C2)</u></p> <p>3. Residential development to be investigated on remainder of site, including potential for C2 use</p> <p>4. 5. <u>All development to must be of the highest design quality as this site is very prominent is a key part of the planned renaissance of the town centre</u></p> <p>5. Proposals to develop the southern part of the site should focus on the retention of the Former Worcester Cross Factory, its repair and reuse, and where necessary its modification and</p>

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		<p>4. Development to be of the highest design quality as this site is very prominent</p> <p>5. Proposals to develop the southern part of the site should focus on the retention of the Former Worcester Cross Factory, its repair and reuse, and where necessary its modification and enhancement to better reveal its significance</p> <p>6. The historic street patterns should inform the design layout of new development on the northern part of the site, with consideration in particular given to the height and massing of new development as this will impact on the skyline and wider views across the town</p>	<p>enhancement to better reveal its significance</p> <p>6. The historic street patterns should inform the design layout of the new development on the northern part of the site, with consideration in particular given to the height and massing of buildings new development as this will impact on the skyline and wider views across the town</p> <p>7. Layout design, scale and materials used in the development should take into consideration the designated heritage assets on the southern part of Worcester Street</p> <p>8. The area of mature woodland to the rear of the former Glades Leisure Centre site adjacent to the ring road island should be extended north along the ring road to link with mature trees in Lion Street</p> <p>9. The adjacent NHS buildings and the youth centre should have additional landscaping to soften their setting and help to integrate them into the new development</p>

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		<p>7. Layout, design, scale and materials used should take into consideration the designated heritage assets on the southern part of Worcester Street</p> <p>8. The area of mature woodland to the rear of the former Glades Leisure Centre site adjacent to the ring road island should be extended north along the ring road to link with mature trees in Lion Street</p> <p>9. The adjacent NHS buildings and the youth centre should have additional landscaping to soften their setting and help to integrate them into the new development</p> <p>10. Proposals should deliver enhanced public amenity space with SuDS and habitat benefits and include green walls where possible</p>	<p>10. The development–Proposals should deliver enhanced public amenity space with SuDS and habitat benefits and include green walls where possible</p> <p>11. Proposals The development should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>12. In the southern part of Worcester Street (outside of the area shown as primary shopping frontage), proposals for non-retail (including residential) uses at ground floor level will be considered on their merit (see Policy 22A)</p> <p>Reasoned Justification</p> <p>30.13 The Council adopted the Kidderminster Eastern Gateway Development Framework In June 2016. ‘Lion Fields’ is a large site occupying an area historically developed in the late 18th century as workers housing and redeveloped in the mid-late C20 when the adjacent ring road was constructed. The northern part of the site occupies a plateau at the top of Prospect Hill and it may be possible to reinstate parts of the historical street pattern as part of any redevelopment. The</p>

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		<p>11. Proposals should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>12. In the southern part of Worcester Street (outside of the area shown as primary shopping frontage), proposals for non-retail (including residential) uses at ground floor level will be considered on their merit (see Policy 22A)</p> <p>Reasoned Justification</p> <p>30.13 The Council adopted the Kidderminster Eastern Gateway Development Framework In June 2016. 'Lion Fields' is a large site occupying an area historically developed in the late 18th century as workers housing and redeveloped in the mid-late C20 when the adjacent ring road was constructed. The northern part of the site occupies a plateau at the top of Prospect Hill and it may be possible to</p>	<p>southern part of the site is largely occupied by the recently designated Former Worcester Cross Factory which is a landmark feature at the gateway to the town approaching from the east. The site has a history of pre-industrial development and there is high potential for archaeological remains below ground.</p> <p>30.14 It is proposed to bring Lion Fields forward for development in phases. A preferred developer for the former Glades site was appointed at the end of 2017. A mixed-use leisure scheme is proposed in this first phase. The next phase of development will include the former Magistrates' Court building, the former covered market area to the rear and the land in front which is currently laid out as a small urban park. <u>Funding for this area has been secured through the Future High Streets Fund. A planning application is expected in 2021.</u></p> <p>30.15 Worcester Street marks the southern boundary to Lion Fields and the County Council is proposing to reopened the street to one-way traffic and allowed on-street parking in 2019. This scheme will complement the regeneration at Lion Fields. This has already brought benefits to the area. Further investigation is required to look at Future High Streets Funds will also be used to fund the acquisition of empty buildings on Worcester Street to allow for their demolition in order to improve pedestrian links between Worcester Street and Bromsgrove Street as part of any residential proposals on the</p>

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		<p>reinstate parts of the historical street pattern as part of any redevelopment. The southern part of the site is largely occupied by the recently designated Former Worcester Cross Factory which is a landmark feature at the gateway to the town approaching from the east. The site has a history of pre-industrial development and there is high potential for archaeological remains below ground.</p> <p>30.14 It is proposed to bring Lion Fields forward for development in phases. A preferred developer for the former Glades site was appointed at the end of 2017. A mixed-use leisure scheme is proposed in this first phase. The next phase of development will include the former Magistrates' Court building, the former covered market area to the rear and the land in front which is currently laid out as a small urban park.</p> <p>30.15 Worcester Street marks the southern boundary to Lion Fields and the County Council is proposing to reopen the street to traffic and allow on-street parking. This scheme will complement the regeneration at Lion Fields. Further investigation is required to look at improving</p>	<p>existing car park. The southern part of Worcester Street has seen a number of conversions to residential uses in recent years and further conversions should be encouraged.</p>

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		pedestrian links between Worcester Street and Bromsgrove Street as part of any residential proposals on the existing car park. The southern part of Worcester Street has seen a number of conversions to residential uses in recent years and further conversions should be encouraged.	
MM30.7	Policy 30.6	<p>Timber Yard Park Lane BHS/16 (2.1Ha)</p> <p>30.16 This site includes the former timber yard together with steeply sloping wooded land on the other site of Park Lane. Some of the site is owned by the District Council. It is an important canalside location in the heart of the town centre. This area provides an opportunity to bring the canal back into focus and rejuvenate this area of the town. Much of the site falls within flood zone 2.</p> <p>Policy 30.6 Timber Yard Park Lane BHS/16</p> <p>This site is suitable for a range of uses including residential (C3 and C2) and some commercial uses that would complement the offer in the town centre.</p> <p>Proposals should:</p>	<p>Timber Yard, Park Lane BHS/16 (2.1Ha) 100 dwellings 2026-31</p> <p>30.16 This site includes the former timber yard together with steeply sloping wooded land on the other site of Park Lane. Some of the site is owned by the District Council. It is an important canal-side location in the heart of the town centre. This area provides an opportunity to bring the canal back into focus and rejuvenate this area of the town. Much of the site falls within flood zone 2.</p> <p>Policy 30.6 Timber Yard Park Lane BHS/16</p> <p>This land is allocated site is suitable for a range of uses including residential development use (C3 and C2) and some commercial uses that would complement the offer in the town centre. Proposals which should:</p> <ol style="list-style-type: none"> 1. Provide an active frontage onto both the canal and Park Lane

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		<ol style="list-style-type: none"> 1. Provide an active frontage onto both the canal and Park Lane 2. Create a high quality pedestrian canalside environment and public realm 3. Where practicable, retain and incorporate the historic building fronting Park Lane 4. Deliver a new landmark pedestrian bridge over the canal to Weavers Wharf 5. Incorporate an area of public open space adjacent to the canal to act as a focal point for the scheme 6. Investigate the potential for additional mooring facilities on the canal 7. Take into account any potential flooding issues on site and incorporate appropriate mitigation measures 8. Retain and enhance the wooded escarpment on Park Lane where possible as part of a wider GI network and backdrop to the town centre 9. Use SuDS to control drainage on site 10. Integrate features such as living walls, green roofs and bat/bird bricks into development 11. Relate well in form, scale, massing and materials to the canal and those designated 	<ol style="list-style-type: none"> 2. Create a high quality pedestrian canalside environment and public realm 3. Where practicable, retain and incorporate the historic building fronting Park Lane 4. Aim to deliver a new landmark pedestrian bridge over the canal to Weavers Wharf 5. Incorporate an area of public open space adjacent to the canal to act as a focal point for the scheme 6. Investigate the potential for additional mooring facilities on the canal and if feasible, integrate them into the development 7. Take into account any potential flooding issues on site and incorporate appropriate mitigation measures 8. Retain and enhance the wooded escarpment on Park Lane where possible as part of a wider GI network and backdrop to the town centre 9. Use SuDS to control drainage on site 10. Integrate features such as living walls, green roofs and bat/bird bricks into development 11. Relate well in form, scale, massing and materials to the canal and those designated heritage assets on the east side of the canal, as well as seeking to conserve and or enhance the appearance of the canal Conservation Area 12. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement

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		<p>heritage assets on the east side of the canal, as well as seeking to conserve and enhance the appearance of the canal Conservation Area</p> <p>12. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>30.17 This site is located in a sensitive historic valley setting with an historic urban industrial townscape character and mature regenerated woodland on the site of former 19th century housing. It offers opportunities to create a canal frontage that respects the historic buildings opposite on the Weavers Wharf development, retain and frame the visual line of the valley setting and historic Park Lane and enhance the existing Green Infrastructure. The retention of the building to the rear of Matalan should be investigated as the loss of this feature will rob Park Lane of its industrial character which will thus harm the setting of the adjacent heritage assets to the north of the site. As a large recently vacated site, it has a negative impact on the town centre where it can be viewed from Weavers Wharf. Redevelopment of this site will bring with it</p>	<p>Reasoned Justification</p> <p>30.17 This site is located in a sensitive historic valley setting with an historic urban industrial townscape character and mature regenerated woodland on the site of former 19th century housing. It offers opportunities to create a canal frontage that respects the historic buildings opposite on the Weavers Wharf development, retain and frame the visual line of the valley setting and historic Park Lane and enhance the existing Green Infrastructure. The retention of the building to the rear of Matalan should be investigated as the loss of this feature will rob would despoil Park Lane of its industrial character which willwould thus harm the setting of the adjacent heritage assets to the north of the site. As a large recently vacated site, it has a negative impact on the town centre where it can be viewed from Weavers Wharf. Redevelopment of this site will bring with it increased surveillance of the canal towpath which is currently hidden from view. A footbridge would help to extend the town centre across the canal and revitalise this area of Kidderminster. <u>Footings for the bridge have been provided as part of the Weavers Wharf development opposite. Any new bridge should reflect and complement the existing character and quality of the historic environment adjacent to the Staffordshire and Worcestershire Canal, respond to the setting of any Listed Buildings and ensure no detrimental impact to users of the canal corridor. New links to the canal towpath should be accompanied by</u></p>

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		increased surveillance of the canal towpath which is currently hidden from view. A footbridge would help to extend the town centre across the canal and revitalise this area of Kidderminster.	<u>appropriate signage and route finding for pedestrians and cyclists. The Canal and River Trust's agreement will be required for any such crossing.</u>
MM30.8	Policy 30.8	<p>Boucher Building Green Street BHS/39 (0.04Ha)</p> <p>30.20 The Boucher Building fronts Green Street with the Morrisons' supermarket car park to the rear. It falls within the Green Street Conservation Area. It is on the Local Heritage List. It sits adjacent to the River Stour. The entire site is within Flood zone 2.</p> <p>Policy 30.8 Boucher Building Green Street BHS/39</p> <p>The building is proposed for residential conversion.</p> <ol style="list-style-type: none"> Proposals should take account of any flood risk Proposals should have full regard to the Green Street Conservation Area Character Appraisal A bat survey should be submitted as part of any planning application Proposals should take into consideration the Kidderminster and Stourport Urban and 	<p>Boucher Building Green Street BHS/39 (0.04Ha) <u>10 dwellings 2026-31</u></p> <p>30.20 The Boucher Building fronts Green Street with the Morrisons' supermarket car park to the rear. It falls is located within the Green Street Conservation Area. It and is on the Local Heritage List. It sits adjacent to the River Stour. The with the entire site is within Flood zone 2.</p> <p>Policy 30.8 Boucher Building Green Street BHS/39</p> <p>The building is proposed for residential conversion.</p> <ol style="list-style-type: none"> Proposals Development should take account of any flood risk and a site-specific Flood Risk Assessment is required Proposals The development scheme should have full regard to the Green Street Conservation Area Character Appraisal A bat survey should be submitted as part of any planning application Proposals The development scheme should take into consideration the Kidderminster and Stourport Urban and

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		<p>Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>30.21 This building fronts Green Street and has been unused for a number of years. A conversion scheme would make a significant improvement to the streetscene. It is important to retain this building as part of the ‘Heritage Processions’ which characterise this area of town with former carpet buildings lining the street at ‘back of pavement’. The ground floor of the building could potnetially be used for cycle/bin storage/ drying room with flats on the upper floors.</p>	<p>Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>30.21 This building fronts Green Street and has been unused for a number of years. A conversion scheme would make a significant improvement to the streetscene. It is important to retain this building as part of the ‘Heritage Processions’ which characterise this area of town with former carpet buildings lining the street at ‘back of pavement’. The ground floor of the building could potentially potnetially be used for cycle/bin storage/ drying room with flats on the upper floors. <u>The Flood Risk Assessment should detail the possibility of overtopping, flood management and warning and contributions to defence maintenance.</u></p>
MM30.9	Policy 30.9 and paragraphs 30.22-30.24	<p>Churchfields BW/1 (7.09Ha)</p> <p>30.22 The Churchfields Business Park occupies the site of a former carpet factory. Most of the buildings have now been vacated. An outline planning application has been submitted for the redevelopment of the site to create up to 231 dwellings including the conversion of the 1902</p>	<p>Churchfields BW/1 (7.09Ha)</p> <p>30.22 The Churchfields Business Park occupies the site of a former carpet factory. Most of the buildings have now been vacated. An outline planning application has been submitted for the redevelopment of the site to create up to 231 dwellings including the conversion of the 1902 building to provide up to 670sqm of commercial uses with flats on the</p>

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		<p>building to provide up to 670sqm of commercial uses with flats on the upper floors. A new direct access from the ring road will be provided into the site.</p> <p>Policy 30.9 Churchfields BW/1</p> <p>Any development on this site should:</p> <ol style="list-style-type: none"> 1. Address Clensmore Street as a key movement corridor 2. Take advantage of topography to open up views from the site and create recognisable landmark features within the site 3. Retain and enhance the mature treeline along Clensmore Street 4. Retain the wooded slopes on the northern edge of the site as public open space 5. Integrate street trees to provide connectivity with adjacent countryside and link into the green corridor along the canal 6. Provide a number of pedestrian access points from neighbouring streets to help to assimilate the development into the local area 7. Reflect and complement the existing character and quality of the historic environment adjacent to the Staffordshire and 	<p>upper floors. A new direct access from the ring road will be provided into the site.</p> <p>Policy 30.9 Churchfields BW/1</p> <p>Any development on this site should:</p> <ol style="list-style-type: none"> 1. Address Clensmore Street as a key movement corridor 2. Take advantage of topography to open up views from the site and create recognisable landmark features within the site 3. Retain and enhance the mature treeline along Clensmore Street 4. Retain the wooded slopes on the northern edge of the site as public open space 5. Integrate street trees to provide connectivity with adjacent countryside and link into the green corridor along the canal 6. Provide a number of pedestrian access points from neighbouring streets to help to assimilate the development into the local area 7. Reflect and complement the existing character and quality of the historic environment adjacent to the Staffordshire and Worcestershire Canal and respond to the setting of St. Mary's Church 8. Consider carefully the scale, form and massing of development

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		<p>Worcestershire Canal and respond to the setting of St. Mary’s Church</p> <p>8. Consider carefully the scale, form and massing of development</p> <p>9. Retain the 1902 Building as a familiar landmark and, if possible to do so, the offices and manufacturing buildings on the Local Heritage List</p> <p>10. Provide interpretation concerning the site’s former industrial heritage</p> <p>11. Provide for improvements to pedestrian links into the town centre and out into the surrounding countryside</p> <p>12. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>30.23 Reasoned Justification</p> <p>30.24 A residential-led redevelopment that links in with the town centre and the existing Horsefair community will help to bring life back to the Churchfields area. A new link road is proposed to access the site through the CMS garage directly off the ring road roundabout. This would then allow Horsefair to be made one way helping with both traffic flow and air</p>	<p>9. Retain the 1902 Building as a familiar landmark and, if possible to do so, the offices and manufacturing buildings on the Local Heritage List</p> <p>10. Provide interpretation concerning the site’s former industrial heritage</p> <p>11. Provide for improvements to pedestrian links into the town centre and out into the surrounding countryside</p> <p>12. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>30.23 Reasoned Justification</p> <p>30.24 A residential-led redevelopment that links in with the town centre and the existing Horsefair community will help to bring life back to the Churchfields area. A new link road is proposed to access the site through the CMS garage directly off the ring road roundabout. This would then allow Horsefair to be made one way helping with both traffic flow and air pollution. Funding is in place to provide this road in 2019/20.</p>

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		pollution. Funding is in place to provide this road in 2019/20.	
MM30.10	Policy 30.11 and paragraph 30.27-8	<p>Sladen School Site BW/3 (2.61Ha)</p> <p>30.27 Sladen Middle School closed in July 2007 as a result of the change from 3 to 2 – tier education provision in Wyre Forest. It was subsequently demolished. It is surrounded by residential development. There are extensive playing fields on the site. The site has 3 distinct land parcels with an extensive tree belt separating the 2 rear parcels and the site of the former school buildings. It is important for these to be retained as part of any development.</p> <p>Policy 30.11 Sladen School Site BW/3</p> <p>This site is allocated for residential development. Proposals should:</p>	<p>Sladen School Site BW/3 (2.58Ha) 36 dwellings plus school 2021-26</p> <p>30.27 Sladen Middle School closed in July 2007 as a result of the change from 3 to 2 – tier education provision in Wyre Forest. It and was subsequently demolished. It is surrounded by residential development. There are extensive playing fields on the site <u>which is surrounded by residential properties on all sides.</u> The site has 3 distinct land parcels with an extensive trees to the boundaries belt separating the 2 rear parcels and the site of the former school buildings. It is important for these to be retained as part of any development.</p> <p>Policy 30.11-Sliden School Site BW/3</p> <p><u>The land</u> This site is allocated <u>as a mixed use site comprising of a new school and residential development.</u> for residential development. Proposals <u>Development</u> should:</p> <ol style="list-style-type: none"> 1. <u>Safeguard land required for a new 60 place school and associated infrastructure</u> 2. <u>Deliver class C3 dwelling houses</u>

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		<ol style="list-style-type: none"> 1. Provide an active frontage onto Hurcott Road 2. Compensate for the loss of playing fields with alternative provision either on site or contribute to provision elsewhere 3. Provide pedestrian links through to the adjoining development at Hurcott flats 4. Design the layout to maximise natural surveillance of open space and footpath links to Stourbridge Road to the rear 5. Retain and enhance existing green infrastructure network, in particular the trees along the Hurcott Road frontage 6. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement 	<ol style="list-style-type: none"> 3. <u>Provide vehicular access from Hurcott Road to the new school and from Medal Close to the new residential development</u> 1. Provide an active frontage onto Hurcott Road 2. 4. Compensate for the loss of playing fields with alternative provision either on site or contribute to provision elsewhere 3. 5. Provide pedestrian links through to the adjoining development at Hurcott flats <u>Hurcott Road</u> 4. 6 Design the layout to maximise natural surveillance <u>throughout</u> of open space and footpath links to Stourbridge Road to the rear 5. 7. Retain and <u>strengthen enhance the</u> existing green infrastructure network, in particular the trees along the Hurcott Road frontage 6. 8. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement <p>Reasoned Justification</p> <p>30.28 This site is in the ownership of Worcestershire County Council. There have been a number of proposals put forward for the site since the school closed. It is now proposed to release the site for residential development. Provision of a small playing field on site should be considered as part of</p>

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		<p>Reasoned Justification</p> <p>30.28 This site is in the ownership of Worcestershire County Council. There have been a number of proposals put forward for the site since the school closed. It is now proposed to release the site for residential development. Provision of a small playing field on-site should be considered as part of these plans, perhaps in the form of a 'village green' overlooked by the housing.</p>	<p>these plans, perhaps in the form of a 'village green' overlooked by the housing. <u>It is proposed to develop it to deliver a new school and approximately 36 class C3 dwellings. It will be necessary to ensure that both parts of the scheme are appropriately integrated with each other and the neighbouring areas. The role of Green Infrastructure in and around the whole landholding will be an important component of this.</u></p>
MM30.11	Policy 30.13 and paragraph 30.33-34	<p>BT Building Mill Street FHN/11 (0.6Ha)</p> <p>30.33 This site backs onto the River Stour and contains a redundant telephone exchange and office building. All of the site apart from the building itself lies in floodzone 2. Part of the rear parking area is also in flood zone 3.</p> <p>Policy 30.13 BT Building Mill Street FHN/11</p> <p>The above site is allocated for residential development. Proposals should:</p>	<p>BT Building Mill Street FHN/11 (0.6Ha)</p> <p>30.33 This site backs onto the River Stour and contains a redundant telephone exchange and office building. All of the site apart from the building itself lies in floodzone 2. Part of the rear parking area is also in flood zone 3.</p> <p>Policy 30.13 BT Building Mill Street FHN/11</p> <p>The above site is allocated for residential development. Proposals should:</p> <ol style="list-style-type: none"> 1. Retain and enhance woodland alongside river bank

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		<ol style="list-style-type: none"> 1. Retain and enhance woodland alongside river bank 2. Aim to naturalise riverbank and minimise light spillage 3. Carry out protected species surveys as part of any planning application 4. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement 5. Consider moving any replacement building forward to back-of-pavement to respect the building line 6. Reflect and complement the existing character and quality of the historic buildings within Mill Street 7. Undertake flood modelling to establish water depths and ensure any development would not exacerbate flooding elsewhere. Modelling should inform floor levels and design for site <p>Reasoned Justification</p> <p>30.34 This area of Mill Street has seen a number of residential conversions and new-build schemes, most notably the former Kidderminster Hospital buildings. This part of the street is</p>	<ol style="list-style-type: none"> 2. Aim to naturalise riverbank and minimise light spillage 3. Carry out protected species surveys as part of any planning application 4. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement 5. Consider moving any replacement building forward to back-of-pavement to respect the building line 6. Reflect and complement the existing character and quality of the historic buildings within Mill Street 7. Undertake flood modelling to establish water depths and ensure any development would not exacerbate flooding elsewhere. Modelling should inform floor levels and design for site <p>Reasoned Justification</p> <p>30.34 This area of Mill Street has seen a number of residential conversions and new-build schemes, most notably the former Kidderminster Hospital buildings. This part of the street is mainly residential whereas there are more commercial uses mixed in with residential towards the eastern lower end of the street.</p>

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		mainly residential whereas there are more commercial uses mixed in with residential towards the eastern lower end of the street.	
MM30.12	Policy 30.15 and paragraphs 30.37-30.39	<p>Silverwoods – former British Sugar Site (FPH/10 & FPH/23)</p> <p>30.37 Redevelopment of the former British Sugar site is progressing well. Phase I has seen the completion of 249 dwellings, 112 extra-care apartments, a supermarket and a replacement district leisure centre. Much of this has been made possible by the construction of the Hoobrook Link Road which connects Stourport Road with Worcester Road via a new canal and river bridge. Construction has recently started on a public house and restaurant and a second phase of housing is expected to start in 2019. A further extra-care development is also planned with a linked corridor through to the earlier development at Berrington Court. Extensive areas of landscaping have been provided, especially around the canal and to buffer the development from the industrial uses to the south.</p>	<p>Silverwoods – former British Sugar Site (FPH/10 & FPH/23)</p> <p>30.37 Redevelopment of the former British Sugar site is progressing well. Phase I has seen the completion of 249 dwellings, 112 extra-care apartments, a supermarket and a replacement district leisure centre. Much of this has been made possible by the construction of the Hoobrook Link Road which connects Stourport Road with Worcester Road via a new canal and river bridge. Construction has recently started on a public house and restaurant and a second phase of housing is expected to start in 2019. A further extra-care development is also planned with a linked corridor through to the earlier development at Berrington Court. Extensive areas of landscaping have been provided, especially around the canal and to buffer the development from the industrial uses to the south.</p> <p>30.38 There are 4 land parcels yet to be developed. The smallest parcel adjacent to the railway bridge on Stourport Road has a further extra-care development of 59 apartments proposed by Wyre Forest Community Housing</p>

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		<p>30.38 There are 4 land parcels yet to be developed. The smallest parcel adjacent to the railway bridge on Stourport Road has a further extra-care development of 59 apartments proposed by Wyre Forest Community Housing Group. The southern parcel near to the site entrance is planned for employment uses with a scheme of medium sized move-on units proposed. The largest parcel adjacent to the Severn Valley Railway is allocated for employment uses and land for a future halt on the SVR will also be safeguarded. A planning application has been recieved for residential development on the parcel of land adjacent to the completed residential area. It is important to ensure that land uses are compatible with each other.</p> <p>Policy 30.15 Silverwoods</p> <ol style="list-style-type: none"> 1. Land adjacent to the Leisure Centre is allocated for B1, B2 and B8 uses 2. Land fronting the Stourport Road adjacent to the railway bridge will be safeguarded for an extra-care housing development (C3) 3. Land on the southern edge of the development adjacent to the Vale Industrial Estate will be allocated for B1, B2 and B8 uses 	<p>Group. The southern parcel near to the site entrance is planned for employment uses with a scheme of medium sized move-on units proposed. The largest parcel adjacent to the Severn Valley Railway is allocated for employment uses and land for a future halt on the SVR will also be safeguarded. A planning application has been recieved for residential development on the parcel of land adjacent to the completed residential area. It is important to ensure that land uses are compatible with each other.</p> <p>Policy 30.15 Silverwoods</p> <ol style="list-style-type: none"> 1. Land adjacent to the Leisure Centre is allocated for B1, B2 and B8 uses 2. Land fronting the Stourport Road adjacent to the railway bridge will be safeguarded for an extra-care housing development (C3) 3. Land on the southern edge of the development adjacent to the Vale Industrial Estate will be allocated for B1, B2 and B8 uses 4. All land parcels will be expected to contribute towards the enhancement of green corridors through the site connecting through to the Local Wildlife Sites on the River Stour, Staffordshire and Worcestershire Canal and along the rail corridor

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		<p>4. All land parcels will be expected to contribute towards the enhancement of green corridors through the site connecting through to the Local Wildlife Sites on the River Stour, Staffordshire and Worcestershire Canal and along the rail corridor</p> <p>5. Development proposals should seek to incorporate the railway line and safeguard the potential to create a station halt</p> <p>Reasoned Justification</p> <p>30.39 The transformation of this major redevelopment site is well advanced with a mix of residential and commercial uses now completed, together with new public open space and footpath/cycle links onto the canal towpath. The provision of employment units is now the next priority to reflect the site's location in the South Kidderminster Enterprise Park</p>	<p>5. Development proposals should seek to incorporate the railway line and safeguard the potential to create a station halt</p> <p>Reasoned Justification</p> <p>30.39 The transformation of this major redevelopment site is well advanced with a mix of residential and commercial uses now completed, together with new public open space and footpath/cycle links onto the canal towpath. The provision of employment units is now the next priority to reflect the site's location in the South Kidderminster Enterprise Park</p>
MM30.13	Policy 30.16 and paragraphs 30.40-1	<p>Severn Grove Shops FPH/15 (0.48Ha)</p> <p>30.40 This small site is currently allocated for redevelopment. It consists of a parade of shops with flats over together with a block of</p>	<p>Severn Grove Shops FPH/15 (0.48Ha) <u>12 dwellings (net) 2021-26</u></p> <p>30.40 This small site is currently allocated for redevelopment. It consists of a parade of shops with flats over together with a block of maisonettes. The neighbouring public house is being redeveloped for housing has been</p>

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		<p>maisonettes. The neighbouring public house has been empty and up for sale for a number of years. Comprehensive redevelopment would help to improve the poor urban environment on this estate.</p> <p>Policy 30.16 Severn Grove Shops FPH/15</p> <p>Development of this site should:</p> <ol style="list-style-type: none"> 1. Provide replacement affordable homes 2. Provide a small retail unit 3. Provide landscaping to improve the public realm <p>Reasoned Justification</p> <p>30.41 This site is in the ownership of Wyre Forest Community Housing and is ripe for redevelopment subject to funding becoming available.</p>	<p>empty and up for sale for a number of years. Comprehensive Rredevelopment of this adjacent site would help to improve the poor urban environment on this estate.</p> <p>Policy 30.16 Severn Grove Shops FPH/15</p> <p>Development of this site should:</p> <ol style="list-style-type: none"> 1. Provide replacement affordable homes 2. Provide a small retail unit 3. 2. Provide landscaping to improve the public realm <p>Reasoned Justification</p> <p>30.41 This site is in the ownership of Wyre ForestThe Community Housing Group and is ripe for redevelopment subject to funding becoming available.</p>
MM30.14	Policy 30.17	<p>Naylor's Field, Sutton Park Rise FPH/18 (1.65Ha)</p> <p>30.42 This Greenfield site is surplus to educational requirements. It is completely surrounded by</p>	<p>Naylor's Field, Sutton Park Rise FPH/18 (1.65Ha) <u>35 dwellings 2026-31</u></p>

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		<p>residential development. There is an existing access from Sutton Park Rise.</p> <p>Policy 30.17 Naylor’s Field FPH/18</p> <p>This site is allocated for residential development. The site should:</p> <ol style="list-style-type: none"> 1. Retain and enhance the existing late 19th century hedgerow which runs across the centre of site to provide Green Infrastructure connectivity through and off the site out onto the nearby Rifle Range SSSI 2. Use the existing access from Sutton Park Rise 3. Investigate the potential for retaining land to the north of the hedgerow as public open space <p>Reasoned Justification</p> <p>30.43 This site is used for informal recreation and local events. By retaining the area to the rear of the hedgerow as open space, these functions could be continued.</p>	<p>30.42 This Greenfield site is surplus to educational requirements. It is completely surrounded by residential development. There is an existing access from Sutton Park Rise.</p> <p>Policy 30.17 Naylor’s Field FPH/18</p> <p>This site is allocated for residential development. The site Development should:</p> <ol style="list-style-type: none"> 1. Retain and enhance supplement the existing late 19th century hedgerow which runs across the centre of the site to provide Green Infrastructure connectivity through and off the site out onto the nearby Rifle Range SSSI 2. Use the existing access from Sutton Park Rise 3. Investigate the potential for retaining Retain land to the north of the hedgerow as public open space <p>Reasoned Justification</p> <p>30.43 This site is used for informal recreation and local events. By retaining the area to the rear of the hedgerow as open space, these functions could be continued.</p>
MM30.15	Policy 30.19 and paragraph 30.46-7	Stourminster School Site OC/11 (2.15Ha)	Stourminster School Site OC/11 (2.15Ha)

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		<p>30.46 This former special school site (closed in 2011) is located on the urban edge of Kidderminster just off the A448 Comberton Road. It backs onto playing fields belonging to Comberton Primary / King Charles Lower School with a substantial area of wet woodland and a watercourse running along its eastern boundary. It was marketed for residential development in 2018.</p> <p>Policy 30.19 Stourminster School Site OC/11</p> <p>The site is allocated for residential development.</p> <ol style="list-style-type: none"> 1. Wet woodland should be adequately protected during both construction phase and occupation of dwellings including prevention of direct impacts and long term damage potentially caused by increased footfall from new residents and pets. Light spillage from development should be minimised. 2. Ponds should be provided at the top of the bank to provide ecological protection and enhancement and provide a SuDS function for the development 3. Fenced buffer zone is required around badger sett during construction. Badger study required prior to any disturbance to buildings near sett 	<p>30.46 This former special school site (closed in 2011) is located on the urban edge of Kidderminster just off the A448 Comberton Road. It backs onto playing fields belonging to Comberton Primary / King Charles Lower School with a substantial area of wet woodland and a watercourse running along its eastern boundary. It was marketed for residential development in 2018.</p> <p>Policy 30.19 Stourminster School Site OC/11</p> <p>The site is allocated for residential development.</p> <ol style="list-style-type: none"> 1. Wet woodland should be adequately protected during both construction phase and occupation of dwellings including prevention of direct impacts and long term damage potentially caused by increased footfall from new residents and pets. Light spillage from development should be minimised. 2. Ponds should be provided at the top of the bank to provide ecological protection and enhancement and provide a SuDS function for the development 3. Fenced buffer zone is required around badger sett during construction. Badger study required prior to any disturbance to buildings near sett 4. Bat survey required to inform development plans. Mitigation strategy for compensatory loss of bat roosts may be required

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		<p>4. Bat survey required to inform development plans. Mitigation strategy for compensatory loss of bat roosts may be required</p> <p>5. Flood risk assessment required as no modelling has been done of this stretch of the brook</p> <p>6. The potential for footpath access through a less sensitive part of the woodland into the neighbouring proposed nature reserve should be investigated</p> <p>7. Proposals should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>30.47 Housing capacity may be slightly reduced to allow for buffering of wet woodland. This buffer zone could provide a refuge for wildlife with 'stepping stones' of new habitat to discourage access to more sensitive areas. Developers should refer to the Preliminary Ecological Appraisal for this site undertaken by Worcestershire County Council.</p>	<p>5. Flood risk assessment required as no modelling has been done of this stretch of the brook</p> <p>6. The potential for footpath access through a less sensitive part of the woodland into the neighbouring proposed nature reserve should be investigated</p> <p>7. Proposals should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>30.47 Housing capacity may be slightly reduced to allow for buffering of wet woodland. This buffer zone could provide a refuge for wildlife with 'stepping stones' of new habitat to discourage access to more sensitive areas. Developers should refer to the Preliminary Ecological Appraisal for this site undertaken by Worcestershire County Council.</p>

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MM30.16	Policy 30.20 and paragraph 30.48-9	<p>Sion Hill School Site WFR/WC/18 (2.1Ha)</p> <p>30.48 Sion Hill Middle School was closed as part of the schools reorganisation in July 2007. It has suffered from repeated arson attacks and was finally demolished in early 2018. A planning application for 56 dwellings was submitted in August 2018. The site now belongs to Wyre Forest Community Housing. It is in the Green Belt and classed as brownfield.</p> <p>Policy 30.20 Sion Hill School Site WFR/WC/18</p> <p>The site shown on the Policies Map is removed from the Green Belt and allocated for residential development.</p> <ol style="list-style-type: none"> Existing mature boundary trees to be retained and enhanced to maintain Green Infrastructure connectivity and visual screening Potential to create wildlife stepping stones through habitat creation should be explored Access to playing field land to rear should be retained <p>Reasoned Justification</p>	<p>Sion Hill School Site WFR/WC/18 (2.1Ha)</p> <p>30.48 Sion Hill Middle School was closed as part of the schools reorganisation in July 2007. It has suffered from repeated arson attacks and was finally demolished in early 2018. A planning application for 56 dwellings was submitted in August 2018. The site now belongs to Wyre Forest Community Housing. It is in the Green Belt and classed as brownfield.</p> <p>Policy 30.20 Sion Hill School Site WFR/WC/18</p> <p>The site shown on the Policies Map is removed from the Green Belt and allocated for residential development.</p> <ol style="list-style-type: none"> Existing mature boundary trees to be retained and enhanced to maintain Green Infrastructure connectivity and visual screening Potential to create wildlife stepping stones through habitat creation should be explored Access to playing field land to rear should be retained <p>Reasoned Justification</p> <p>30.49 This former school site is a sensitive landscape location due to the proximity of mature parkland character</p>

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		<p>30.49 This former school site is a sensitive landscape location due to the proximity of mature parkland character associated with Sion Hill Court opposite. The potential to develop the remaining part of the playing field in the future should be safeguarded. The rear part of the playing field is now in the ownership of the adjacent primary school.</p>	<p>associated with Sion Hill Court opposite. The potential to develop the remaining part of the playing field in the future should be safeguarded. The rear part of the playing field is now in the ownership of the adjacent primary school.</p>
MM30.17	Policy 30.21	<p>Land at Low Habberley WA/KF/3 (5.6 Ha)</p> <p>30.50 The arable field to the north of Habberley Road opposite Hillside Drive is allocated for residential development. it is bounded by Habberley Road and the Habberley Estate to the south, Habberley Lane (leading to the hamlet of Low Habberley) to the east and a bridleway / access to High Habberley House to the west. The northern boundary is a hedgeline. The land is currently in the Green Belt.</p> <p>Policy 30.21 Land at Low Habberley WA/KF/3</p> <p>The land shown on the Policies Map is removed from the Green Belt and allocated for residential development.</p>	<p>Land at Low Habberley WA/KF/3 (5.6 Ha)-<u>124 dwellings 2021-26</u></p> <p>30.50 The arable field to the north of Habberley Road opposite Hillside Drive is allocated for residential development. it is bounded by Habberley Road and the Habberley Estate to the south, Habberley Lane (leading to the hamlet of Low Habberley) to the east and a bridleway / access to High Habberley House to the west. The northern boundary is a hedgeline. The land is currently in the Green Belt.</p> <p>Policy 30.21 Land at Low Habberley WA/KF/3</p> <p>This land shown on the Policies Map is removed from the Green Belt and allocated for residential development..</p> <p><u>Development of the site should meet the following requirements:</u></p>

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		<ol style="list-style-type: none"> 1. Access to be taken from Habberley Road 2. Existing hedgerows and trees to be retained and enhanced to soften impact of development 3. Development to be set back from bridleway to protect setting of High Habberley House 4. Rear hedgeline to be reinforced by wide landscape buffer as this will form the new Green Belt boundary 5. Scale and design of development to be sympathetic to the character and setting of Low Habberley 	<ol style="list-style-type: none"> 1. The aAccess to should be taken from Habberley Road 2. The eExisting hedgerows and trees to should be retained and supplemented enhanced to soften the impact of development and provide biodiversity net gain 3. The dDevelopment to should be set back from the bridleway to protect the setting of High Habberley House 4. The rRear hedgeline to should be reinforced by wide landscape buffer as this will form the new Green Belt boundary strengthened to provide a new defensible boundary to the Green Belt 5. The sScale and design of the development to should be sympathetic to the character and setting of Low Habberley 6. The impact of any development on the nearby Habberley Valley Nature Reserve and Local Wildlife Site should be balanced out through biodiversity net gain. 7. Proposals should specify how existing and surrounding habitats including Habberley Valley and Eastham's Coppice will be taken into consideration. Measures to protect and mitigate for bats and brown hare should also be considered. <p>Reasoned Justification</p> <p>30.51 The site is located on the NW edge of Kidderminster's urban area, approximately 1.5km from the town centre. The retention and enhancement of the western hedgerow</p>

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		<p>Reasoned Justification</p> <p>30.51 The site is located on the NW edge of Kidderminster’s urban area, approximately 1.5km from the town centre. The retention and enhancement of the western hedgerow boundary will allow for an improved residential edge to Habberley when seen from the north and provide a strong defensible Green Belt boundary. The site has good access to local shops and schools. The impact of any development on the nearby Habberley Valley Nature Reserve and Local Wildlife Site should be balanced out through biodiversity net gain.</p>	<p>boundary will allow for an improved residential edge to Habberley when seen from the north and provide a strong defensible Green Belt boundary. The site has good access to local shops and schools. The impact of any development on the nearby Habberley Valley Nature Reserve and Local Wildlife Site should be balanced out through biodiversity net gain.</p>
MM30.18	Policy 30.22 and paragraph 30.52-3	<p>Land rear of Zortech Avenue LI/10 (1.93Ha)</p> <p>30.52 This site is currently in the Green Belt and was formerly part of the Burlish Golf Course site. The site has been extensively tipped with hardcore. There was a proposal to level the site for a junior academy golf course in 2016 which was never implemented. The site was originally used as an overspill car park. Access can be taken from the main drive off Zortech Avenue. It is adjacent to the former Ceramaspeed industrial</p>	<p>Land rear of Zortech Avenue LI/10 (1.93Ha) <u>16 pitches for Gypsies and Travellers 2021-26</u></p> <p>30.52 This site is currently in the Green Belt and was formerly part of the Burlish Golf Course site. The site and has been extensively tipped with hardcore. There was a proposal to level the site for a junior academy golf course in 2016 which was never implemented. The site was originally used as an overspill car park. Access can be taken from the main drive off Zortech Avenue. It is adjacent to the former Ceramaspeed a large refurbished industrial unit which is</p>

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		<p>unit which is being substantially rebuilt and adjoins the Burlish Top nature reserve.</p> <p>Policy 30.22 Land rear of Zortech Avenue LI/10</p> <p>This land is proposed for removal from the Green Belt and allocation as an employment site.</p> <ol style="list-style-type: none"> 1. Appropriate buffering will be required for the adjacent Burlish Top nature reserve and to screen the development from the adjacent dwellings on Birchen Coppice 2. Vehicular access to be taken from Zortech Avenue <p>30.53 Reasoned Justification</p> <p>30.54 This site is adjacent to the proposed site for the travelling showpeople and the former Ceramaspeed factory. It shares an access drive</p>	<p>being substantially rebuilt and adjoins the Burlish Top nature reserve.</p> <p>Policy 30.22 Land rear of Zortech Avenue LI/10</p> <p>This land is proposed for removal from the Green Belt and allocation allocated as an employment a gypsy and traveller site. <u>Development of the site should ensure that:</u></p> <ol style="list-style-type: none"> 1. Appropriate buffering will be required is provided for the adjacent Burlish Top nature reserve and to screen the development from the adjacent dwellings on Birchen Coppice 2. Vehicular access to be is taken from either Zortech Avenue or, if feasible, from Walter Nash Road West 3. <u>The site standards for Gypsy and Traveller pitches set out in Policy 19 are met</u> <p>30.53 Reasoned Justification</p> <p><u>30.54 The allocation of this site will help to meet the identified need for accommodation for Gypsy and Traveller families in the District during the Plan period. This</u> site is adjacent to the proposed site for the travelling showpeople and the former Ceramaspeed factory. It and it shares an access drive from Zortech Avenue with the neighbouring</p>

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		from Zortech Avenue with the neighbouring allocation.	allocation. <u>While adjacent to an industrial unit, it is also close to a residential area with easy access to a range of facilities including education. However, the potential for a separate access from Walter Nash Road West should be explored as this would provide a more direct route for residents of the site to access local schools, shops and the nearby play facilities.</u>
MM30.19	Policy 30.24 and paragraphs 30.59 – 30.6	<p>Rock Works BHS/17 (0.36Ha)</p> <p>30.59 The Rock Works on Park Lane is a redundant 19th century carpet factory building. It is on the Local Heritage List and is in a bad state of repair. Its principal feature is the roof and its north lights. It is built into the cliff face. Steep stone steps cut into the hillside connect Rock Works with the Park Street Industrial Estate above. The southern part of the site consists of woodland which has regenerated on the site of Victorian terraced dwellings.</p> <p>Policy 30.24 - Rock Works</p> <p>Any proposals for the Rock Works should:</p>	<p>Rock Works BHS/17-(0.36Ha) <u>22 dwellings 2021-26</u></p> <p>30.59 The Rock Works on Park Lane is a redundant 19th century carpet factory building. It is on the Local Heritage List and is in a bad state of repair. Its principal feature is the roof and its north lights. It is built into the cliff face. Steep stone steps <u>that are</u> cut into the hillside connect Rock Works with the Park Street Industrial Estate above. The southern part of the site consists of woodland which has regenerated on the site of Victorian terraced dwellings.</p> <p>Policy 30.24 - Rock Works</p> <p>Any proposals for the Rock Works should: <u>The site is allocated for residential use. Development of the site should ensure that:</u></p> <ol style="list-style-type: none"> 1. Refurbish <u>The buildings on the site are refurbished and bring them brought</u> back into active use

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		<ol style="list-style-type: none"> 1. Refurbish the buildings and bring them back into active use 2. Undertake a full ecological appraisal of the site including a bat survey prior to refurbishment 3. Take the opportunity to enhance the regenerated woodland on the southern part of the site <p>Reasoned Justification</p> <p>30.60 It is understood that a carpet heritage group are interested in taking on the building and bringing it back into use. This site is not considered suitable for residential conversion as it has limited natural daylight with the cliff face to the rear and Matalan building to the front.</p>	<ol style="list-style-type: none"> 2. Undertake a A full ecological appraisal of the site including a bat survey is undertaken prior to the refurbishment and the development is carried out in accordance with its recommendation 3. Take the opportunity to enhance supplement the regenerated woodland on the southern part of the site is realised as part of the development scheme <p>Reasoned Justification</p> <p>30.60 It is understood that a carpet heritage group are interested in taking on the building and bringing it back into use. This site is not considered suitable for residential conversion as it has limited natural daylight with the cliff face to the rear and Matalan building to the front. <u>The site has approval for conversion to 22 apartments.</u></p>
MM30.20	Policy 30.23	Frank Stone Building Green Street BHS/10 (0.32Ha)	Frank Stone Building Green Street BHS/10 (0.32Ha) <u>employment uses</u>

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		<p>30.55 This former carpet works is located within the Green Street Conservation Area and has been empty for many years. It is currently being marketed for either commercial or residential uses.</p> <p>30.56 The building straddles the River Stour. There is an opportunity to remove part of the building which is cantilevered over the river. River corridor enhancements will be expected as part of any proposal.</p> <p>Policy 30.23 Frank Stone building BHS/10</p> <p>Any development should</p> <ol style="list-style-type: none"> 1. Provide a positive relationship with the river and contribute to the improvement of the riverside environment and enhancement of the green infrastructure 2. Retain the existing building frontage in line with the Green Street Conservation Area Character Appraisal and Management Plan 3. Be of high quality design to enhance the character of the Conservation Area 	<p>30.55 This former carpet works is located within the Green Street Conservation Area and has been empty for many years. It is currently being marketed for either commercial or residential uses.</p> <p>30.56 The building straddles the River Stour. There is an opportunity to remove part of the building which is cantilevered over the river. River corridor enhancements will be expected as part of any proposal.</p> <p>Policy 30.23-Frank Stone building BHS/10</p> <p><u>This site is allocated for employment uses (B2, B8 and light industrial).</u> Any development should:</p> <ol style="list-style-type: none"> 1. Provide a positive relationship with the river and contribute to the improvement of the riverside environment and enhancement of the green infrastructure 2. Retain the existing building frontage in line with having regard to the Green Street Conservation Area Character Appraisal and Management Plan 3. Be of high quality design to enhance the character of the Conservation Area 4. Address potential contamination and carry out take appropriate remediation in order to protect groundwater 5. if Ensure that if partial demolition is necessary undertaken, then proportionate recording of

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		<p>4. Address potential contamination and take appropriate remediation in order to protect groundwater</p> <p>5. If partial demolition is undertaken, then building and archaeological recording will be required</p> <p>30.57 Reasoned Justification</p> <p>30.58 The Frank Stone building is on the Local Heritage List. The front of the building facing onto Green Street forms a strong frontage and sense of enclosure. To the rear of the site lies the Meadow Mills Industrial Estate. For this reason the site may be better suited to employment rather the residential use.</p>	<p><u>the building and any archaeological interests is carried out</u> recording will be required</p> <p>6. <u>Ensure that the design of the development satisfactorily addresses any potential flood risk.</u></p> <p>30.57 Reasoned Justification</p> <p>30.58 The Frank Stone building is on the Local Heritage List. The front of the building facing onto Green Street forms a strong frontage and sense of enclosure. To the rear of the site lies the Meadow Mills Industrial Estate. For this reason the site may be better suited to employment rather the residential use.</p>
MM30.21	Policy 30.25	<p>Policy 30.25 SDF site PFH/8</p> <p>Any redevelopment proposals should:</p>	<p>Policy 30.25 SDF site PFH/8</p> <p>Any redevelopment proposals of this site in the Stourport Road Employment Corridor for light industrial, B2 or B8 uses should:</p>

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Section of Local Plan: Chapter 30 - Kidderminster Town			
		<ol style="list-style-type: none"> 1. Provide a minimum 15m buffer to the ancient woodland fronting Stourport Road 2. Provide additional tree planting along the road frontage 	<ol style="list-style-type: none"> 1. Provide a minimum 15m buffer to the ancient woodland fronting Stourport Road 2. Provide additional tree planting along the road frontage
MM30.22	Policy 30.26 and paragraphs 30.63-4	<p>Easter Park extension Worcester Road FPH/27 (2.53Ha)</p> <p>30.63 This area of grassland is proposed for an extension of the employment units at Easter Park. It is currently in the Green Belt.</p> <p>Policy 30.26 Easter Park extension FPH/27</p> <p>The land at Worcester Road will be removed from the Green Belt and allocated for employment development (use classes B1, B2 and B8).</p> <p>Proposals should:</p> <ol style="list-style-type: none"> 1. Seek to retain an area of grassland around the units and screen the development from the adjacent dwellings to the south 2. Be accessed from the existing roundabout using the service road to the rear of the units alongside the railway 3. Provide landscaping along the A449 and the rail corridor 	<p>Easter Park extension, Worcester Road FPH/27 (2.53Ha) employment uses</p> <p>30.63 This area of grassland is proposed for an extension of the employment units at Easter Park. It is currently in the Green Belt.</p> <p>Policy 30.26 Easter Park extension FPH/27</p> <p>The land at Worcester Road will be removed from the Green Belt and is allocated for employment development (use classes B1 <u>light industrial</u>, B2 and B8).</p> <p>Proposals <u>Development of the site</u> should:</p> <ol style="list-style-type: none"> 1. Seek to r<u>Retain</u> an area of grassland around the units and screen the development from the adjacent dwellings to the south 2. Be accessed from the existing roundabout using the service road to the rear of the units alongside the railway 3. Provide landscaping along the A449 and the rail corridor 4. Investigate potential to <u>Where feasible</u>, provide green roofs to create an attractive entrance to the town

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		<p>4. Investigate potential to provide green roofs to create an attractive entrance to the town</p> <p>5. Discharge surface water so as not to exacerbate flooding issues to the south</p> <p>Reasoned Justification</p> <p>30.64 This area of land performs a limited function in Green Belt terms and with landscaping a new gateway to Kidderminster from the Worcester direction could be provided. It is adjacent to existing industrial development. Dwellings to the south will need to be buffered from any adverse impacts arising from the development.</p>	<p>5. Discharge surface water so as not to exacerbate flooding issues to the south</p> <p>Reasoned Justification</p> <p>30.64 This area of land performs a limited function in Green Belt terms and with landscaping acts as a new gateway to Kidderminster from the Worcester direction could be provided. It is adjacent to existing industrial development and subject to high quality design and landscaping, its development will help to meet employment needs in the District over the Plan period. Dwellings to the south will need to be buffered from any adverse impacts arising from the development.</p>
MM30.23	Policy 30.27 and paragraph 30.65-66	<p>Land at Hoobrook FPH/28 (0.25Ha)</p> <p>30.65 This small cleared corner site is located on the new Hoobrook Link Road and was previously occupied by Frenco. It is proposed to develop the site for small workshop units. The land is owned by the District Council.</p> <p>Policy 30.27 Land at Hoobrook FPH/28</p>	<p>Land at Hoobrook FPH/28 (0.25Ha)</p> <p>30.65 This small cleared corner site is located on the new Hoobrook Link Road and was previously occupied by Frenco. It is proposed to develop the site for small workshop units. The land is owned by the District Council.</p> <p>Policy 30.27 Land at Hoobrook FPH/28</p>

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		<p>1. The land to the rear of Hoobrook Enterprise Centre on Silverwoods Way is allocated for the redevelopment of small workshop units.</p> <p>2. Any contamination must be dealt with prior to redevelopment</p> <p>Reasoned Justification</p> <p>30.66 The new link road has given this vacant plot more prominence and a proposal is well advanced to bring it forward for industrial development.</p>	<p>1. The land to the rear of Hoobrook Enterprise Centre on Silverwoods Way is allocated for the redevelopment of small workshop units.</p> <p>2. Any contamination must be dealt with prior to redevelopment</p> <p>Reasoned Justification</p> <p>30.66 The new link road has given this vacant plot more prominence and a proposal is well advanced to bring it forward for industrial development.</p>
MM30.24	Policy 30.28 and paragraph 30.67-8	<p>VOSA testing station Worcester Road FPH/29 (1.72Ha)</p> <p>30.67 This site lies opposite site FPH/27. It is suitable for redevelopment for employment uses. The northern part of the site is used for commercial van sales.</p> <p>Policy 30.28 VOSA FPH/29</p> <p>The land currently occupied by the vehicle testing station will be redeveloped for B1, B2 and B8 uses.</p>	<p>VOSA testing station Worcester Road FPH/29 (1.72Ha) Employment uses</p> <p>30.67 This site lies opposite <u>the Easter Park extension site.</u> site FPH/27. It is suitable for redevelopment for employment uses. The northern part of the site is used for commercial van sales.</p> <p>Policy 30.28 VOSA Testing Station, Worcester Road FPH/29</p> <p>The land currently occupied by the vehicle testing station <u>is allocated</u> will be redeveloped for B1-light industrial, B2 and B8 uses. <u>Any redevelopment of the site should meet the following criteria:</u></p>

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		<ol style="list-style-type: none"> Proposals should use the existing access road The front of the site should be landscaped with native planting Development should be compatible with neighbouring uses <p>Reasoned Justification</p> <p>30.68 This site backs onto the Roxel research station. Any redevelopment would need to be compatible with this use. This is a large site with limited employment and could, together with the site opposite form a new gateway into Kidderminster</p>	<ol style="list-style-type: none"> Proposals should use Vehicular access should be taken from the existing access road The front of the site should be landscaped with native planting Development should be compatible with neighbouring uses <p>Reasoned Justification</p> <p>30.68 This site backs onto the Roxel research station. Any redevelopment would need to be compatible with this use. This is a large site with limited employment and could, together with the site opposite, form a new gateway into Kidderminster</p>
MM30.25		<p>Former Burlish Golf Course Clubhouse site LI/12 (0.05Ha)</p> <p>30.69 This site contains the former club house and associated buildings. They have been subject to arson attacks and may require demolition. It is proposed to allocate the land for a travelling showpeople site.</p>	<p>Former Burlish Golf Course Clubhouse site LI/12 (0.05Ha) (1.35 Ha) Travelling Showpeople site</p> <p>30.69 This site contains the former club house and associated buildings. They have been subject to arson attacks and may require demolition. It is proposed to allocate the land <u>The land is allocated</u> for a travelling showpeople site.</p> <p>Policy 30.29-Former Burlish Golf Course Clubhouse LI/12</p>

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Section of Local Plan: Chapter 30 - Kidderminster Town			
		<p>Policy 30.29 Former Burlish Golf Course Clubhouse LI/12</p> <p>This land is removed from the Green Belt and allocated as a site for travelling showpeople.</p> <ol style="list-style-type: none"> 1. Access should be taken from Zortech Avenue 2. The site should be landscaped with native plants to provide screening from adjacent sites <p>Reasoned Justification</p> <p>30.70 The district council have been working to find a new site for a locally-based family of travelling showpeople for several years. They need</p>	<p>This land is removed from the Green Belt and allocated for development as a site for travelling showpeople subject to the following requirements:-</p> <ol style="list-style-type: none"> 1. Access will be should be taken from Zortech Avenue 2. The site should be landscaped with native plants to provide screening from adjacent sites 3. <u>Arrangements for drainage measures and sewerage treatment should be implemented in accordance with details submitted to and approved by the Council</u> 4. <u>The scale of the development should meet the specific housing needs of the existing family</u> <p>Reasoned Justification</p> <p>30.70 The district Council hasve been working to find a new site for a locally-based family of travelling showpeople for several years. They need to vacate their current winter home. The allocated above site is now in the Council's control of the District Council following the closure of the Golf Club. It is considered to be ideal for the proposed use as it is adjacent to industrial units but also on the edge of a residential area with easy access to education and other facilities required by the familyies. The site will be used mainly in the winter months for maintenance and storage of fairground equipment. The familyies will also live on the site</p>

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		to vacate their current winter home. The above site is now in the control of the District Council following the closure of the Golf Club. It is considered to be ideal for the proposed use as it is adjacent to industrial units but also on the edge of a residential area with easy access to education and other facilities required by the families. The site will be used mainly in the winter months for maintenance and storage of fairground equipment. The families will also live on the site when they are not travelling around the country. There is good road access for their long vehicles.	when they are not travelling around the country. There is good road access for their long vehicles.
MM30.26		<p>Land off Zortech Avenue LI/13 (1.96Ha)</p> <p>30.71 This land lies adjacent to the access drive to the former Burlish Golf Course Club House and car park. It is proposed to allocate it for further employment development as it lies adjacent to the edge of the South Kidderminster Enterprise Park.</p> <p>Policy 30.30 Land off Zortech Avenue LI/13</p> <p>This site is removed from the Green Belt and allocated for employment development</p>	<p>Land off Zortech Avenue LI/13 (1.96Ha) Employment uses</p> <p>30.71 This land lies adjacent to the access drive to the former Burlish Golf Course Club House and car park. It is proposed to allocated it for further employment development as it lies adjacent to the edge of the South Kidderminster Enterprise Park.</p> <p>Policy 30.30 Land off Zortech Avenue LI/13</p> <p>This site is removed from the Green Belt and allocated for employment development (light industrial, B2 and B8), <u>subject to the following requirements:</u></p>

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		<p>1. Development should be designed to minimise impact on the neighbouring nature reserve.</p> <p>2. Building heights should be a maximum of 2 storeys and incorporate green roofs where practicable</p> <p>3. Landscaping of boundaries with native planting will be required to minimise impact on adjacent nature reserve and improve connectivity with surrounding wildlife corridors and provide biodiversity net gain</p> <p>4. The developer should undertake a minerals resource assessment to inform design and to optimise opportunities for the partial extraction or incidental recovery of the underlying mineral resource either in advance of development taking place or in phases alongside it</p> <p>Reasoned Justification</p> <p>30.72 The site is part of the former Burlish Golf Course which returned to local authority ownership in 2018 following the closure of the Golf Club. Land immediately to the south has been transferred to management by the Ranger Service and will form part of a 250 hectare country park which will act as a green buffer between</p>	<p>1. Development should be designed to minimise impact on the neighbouring nature reserve.</p> <p>2. Building heights should be a maximum of 2 storeys and incorporate green roofs where practicable</p> <p>3. Landscaping of boundaries with native planting will be required to minimise impact on <u>the</u> adjacent nature reserve, and improve connectivity with surrounding wildlife corridors and provide biodiversity net gain</p> <p>4. The developer should undertake a minerals resource assessment to inform design and to optimise opportunities for the partial extraction or incidental recovery of the underlying mineral resource either in advance of development taking place or in phases alongside it</p> <p>Reasoned Justification</p> <p>30.72 The site is part of the former Burlish Golf Course which returned to local authority ownership in 2018 following the closure of the Golf Club. Land immediately to the south has been transferred to management by the Ranger Service and will form part of a 250 hectare country park. which This land will act as a green buffer between Kidderminster and Stourport-on-Severn. The allocation offers the opportunity for a well-designed scheme for B1/2 uses in an edge of town location with direct access to the</p>

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		Kidderminster and Stourport-on-Severn. The allocation offers the opportunity for a well-designed scheme for B1/2 uses in an edge of town location with direct access to the adjoining nature reserve.	adjoining nature reserve, <u>while helping to meet employment needs in the District over the Plan period.</u>
MM30.27	Paragraph 30.74	30.74 Although the area of the SKEP covers some natural features and Green Belt land, development will only be permitted on previously developed sites. The site designation includes Wilden Meadows and Marshes SSSI in order to ensure that any impact on it is considered as part of any application for development and that any benefits from development can go towards enhancing this area.	30.74 Although the area of the SKEP covers some natural features and Green Belt land, development will only be permitted on previously developed sites. The site designation includes <u>lies adjacent to Wilden Marsh and Meadows SSSI and the associated former settling ponds west of Wilden Lane.</u> in order to ensure that any impact on it is <u>Impacts on this land are to be</u> considered as part of any application for development and that any <u>positive</u> benefits <u>consistent with Policy 11(d) secured from</u> development can go towards enhancing <u>to enhance</u> this area.

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Section of Local Plan: Chapter 31 – Lea Castle Village																											
MM31.1	Policy 31	<p>Policy 31 - Lea Castle Village</p> <p>The area identified on the Policies Map, is allocated for a sustainable, well-designed village. This should be developed in accordance with this policy and all general policy requirements, including any necessary developer contributions.</p> <table border="1" data-bbox="618 794 1196 1329"> <thead> <tr> <th colspan="6" data-bbox="618 794 1196 858">Table 31.0.1 Lea Castle Village</th> </tr> <tr> <th data-bbox="618 858 712 1038">Site Ref</th> <th data-bbox="712 858 792 1038">Site description</th> <th data-bbox="792 858 875 1038">Proposed Use</th> <th data-bbox="875 858 994 1038">Indicative no. Dwellings / Employment ha</th> <th data-bbox="994 858 1095 1038">Gross Site Area (ha)</th> <th data-bbox="1095 858 1196 1038">Removed from Green Belt?</th> </tr> </thead> <tbody> <tr> <td data-bbox="618 1038 712 1193">WFR/WC/15</td> <td data-bbox="712 1038 792 1193">Lea Castle Hospital</td> <td data-bbox="792 1038 875 1193">M</td> <td data-bbox="875 1038 994 1193">600 ⁽²⁵⁾</td> <td data-bbox="994 1038 1095 1193">48.4</td> <td data-bbox="1095 1038 1196 1193">Y</td> </tr> <tr> <td data-bbox="618 1193 712 1329">WFR/WC/32</td> <td data-bbox="712 1193 792 1329">Lea Castle East</td> <td data-bbox="792 1193 875 1329">M</td> <td data-bbox="875 1193 994 1329">300 / 7Ha</td> <td data-bbox="994 1193 1095 1329">19.9</td> <td data-bbox="1095 1193 1196 1329">Y</td> </tr> </tbody> </table>	Table 31.0.1 Lea Castle Village						Site Ref	Site description	Proposed Use	Indicative no. Dwellings / Employment ha	Gross Site Area (ha)	Removed from Green Belt?	WFR/WC/15	Lea Castle Hospital	M	600 ⁽²⁵⁾	48.4	Y	WFR/WC/32	Lea Castle East	M	300 / 7Ha	19.9	Y	<u>Delete policy</u>
Table 31.0.1 Lea Castle Village																											
Site Ref	Site description	Proposed Use	Indicative no. Dwellings / Employment ha	Gross Site Area (ha)	Removed from Green Belt?																						
WFR/WC/15	Lea Castle Hospital	M	600 ⁽²⁵⁾	48.4	Y																						
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		<table border="1" data-bbox="618 408 1196 715"> <tr> <td data-bbox="618 408 712 560">WFR/ WC/ 33</td> <td data-bbox="712 408 792 560">Lea Cast le Wes t</td> <td data-bbox="792 408 875 560">M</td> <td data-bbox="875 408 994 560">400</td> <td data-bbox="994 408 1095 560">24.5</td> <td data-bbox="1095 408 1196 560">Y</td> </tr> <tr> <td data-bbox="618 560 712 715">WFR/ WC/ 34</td> <td data-bbox="712 560 792 715">Lea Cast le Nor th</td> <td data-bbox="792 560 875 715">H</td> <td data-bbox="875 560 994 715">100</td> <td data-bbox="994 560 1095 715">11.5</td> <td data-bbox="1095 560 1196 715">Y</td> </tr> </table> <p data-bbox="618 778 1196 805">Reasoned Justification</p> <p data-bbox="618 834 1196 1366">31.1 Lea Castle Village is centred on the former hospital site. All land bounded by the A449 (Wolverhampton Road), Axborough Lane, the A451 (Stourbridge Road) and the B4190 (Park Gate Road) will be taken out of the Green Belt (approximately 119 Ha) to form a sustainable mixed use village. The vision is to create a new sustainable village with enough housing to generate a new village centre with its own local shop, primary school and perhaps a GP surgery in order for the development to provide for the needs of the new community and minimise impact on nearby social infrastructure. Housing will be provided to cater for all sections of the community with a mix of dwelling types, sizes</p>	WFR/ WC/ 33	Lea Cast le Wes t	M	400	24.5	Y	WFR/ WC/ 34	Lea Cast le Nor th	H	100	11.5	Y	<p data-bbox="1256 1023 1536 1050">Reasoned Justification</p> <p data-bbox="1256 1078 1995 1391">31.1 Lea Castle Village is centred on the former hospital site. All land and is bounded by the A449 (Wolverhampton Road), Axborough Lane, the A451 (Stourbridge Road) and the B4190 (Park Gate Road) will be taken out of the Green Belt (approximately 119 Ha) to form a sustainable mixed use village. The vision is to create a new sustainable village with enough housing to generate a new village centre with its own local shop, primary school and perhaps a GP surgery in order for the development to provide for the needs of the new</p>
WFR/ WC/ 33	Lea Cast le Wes t	M	400	24.5	Y										
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		<p>and tenures. It is envisaged that Lea Castle Village will also provide land for employment uses and new and upgraded sports pitches. All of this will be provided in an extensive woodland/landscape setting.</p> <p>31.2 The allocation is for the whole site. The central area has outline planning approval (17/0205/OUTL) for up to 600 dwellings, up to 3,350sqm B1, 150sqm A1/A3/D1 uses (local shop/ cafe/ community space), public open space, ecological mitigation, drainage works, infrastructure and ancillary works.(Main access to be from Park Gate Road with secondary access from The Crescent and limited access from Axborough Lane).</p>	<p>community and minimise impact on nearby social infrastructure. Housing will be provided to cater for all sections of the community with a mix of dwelling types, sizes and tenures. It is envisaged that Lea Castle Village will also provide land for employment uses and new and upgraded sports pitches. All of this will be provided in an extensive woodland/landscape setting.</p> <p>31.2 The allocation is for the whole site. The central area has outline planning approval (17/0205/OUTL) for up to 600 dwellings, up to 3,350sqm B1, 150sqm A1/A3/D1 uses (local shop/ cafe/ community space), public open space, ecological mitigation, drainage works, infrastructure and ancillary works.(Main access to be from Park Gate Road with secondary access from The Crescent and limited access from Axborough Lane). <u>Development of the 600 dwellings is now well advanced under planning approval 19/0724/RESE.</u></p>
MM31.2	Policy 31.1	<p>Policy 31.1 Lea Castle Village vision</p> <p>The development of Lea Castle Village over the plan period will be achieved through:</p>	<p>Policy 31.1 Lea Castle Village vision</p> <p><u>The site is allocated for development of a sustainable village of high quality design.</u> The development of Lea Castle Village over the plan period will be achieved through:</p> <p>1.Delivery of around 1,400 new dwellings. <u>(600 of these already have planning permission)</u> Affordable housing</p>

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Section of Local Plan: Chapter 31 – Lea Castle Village			
		<ol style="list-style-type: none"> 1. Delivery of around 1,400 new dwellings. Affordable housing provision is expected to be in line with Policy 8b. However, it is accepted that provision is likely to be lower in the central part of the site owing to significant demolition and infrastructure costs 2. Provision of land for around 7 hectares of employment land (B1) 3. Creation of a village centre to include: <ol style="list-style-type: none"> a. 2 Ha of land for a 420 place primary school developed in 2 phases of 30 places per year group in each phase b. Retail provision appropriate to local needs; and c. A flexible community facility able to accommodate a meeting room, cafe and 	<p>provision is expected to be in line with Policy 8b. However, it is accepted that provision is likely to be lower in the central part of the site owing to significant demolition and infrastructure costs</p> <ol style="list-style-type: none"> 2. Provision of land for around 7 hectares of <u>for</u> employment land (B1) <u>development to meet the requirements of a range of businesses</u> 3. <u>Provision of around 2 hectares for a 420 place primary school developed in 2 phases of 30 places per year group</u> 3 4. Creation of a village centre to include: <ol style="list-style-type: none"> a. 2 Ha of land for a 420 place primary school developed in 2 phases of 30 places per year group in each phase b. <u>a.</u> Retail provision appropriate to local needs; and e. <u>b.</u> A flexible community facility able to accommodate a meeting room, cafe and potentially a GP surgery together with C2 provision 4. 5. <u>Retain Retention and upgrading of 3 existing grass playing pitches and changing facilities together with provision of land for either an artificial grass pitch (3G) or alternative suitable outdoor sport/recreation facilities.</u>

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		<p>potentially a GP surgery together with some C2 provision</p> <p>4. Retain and upgrade 3 existing grass playing pitches and changing facilities together with provision of land for an artificial grass pitch (3G)</p> <p>5. Retention of existing woodland and hedgerows (other than where access is required) with additional native planting to provide substantial buffering around new development</p> <p>6. Incorporation of additional green infrastructure including the creation of an area of acid grassland adjacent to Axborough Wood</p> <p>7. Provision of allotments or community orchard</p> <p>8. Provision of pedestrian and cycle links both within and off the site (where deliverable) to connect to facilities in Kidderminster</p>	<p>5. 6. Retention of existing woodland and hedgerows (other than where access is required) with additional native planting to provide substantial buffering around new development</p> <p>6. 7. Incorporation of additional green infrastructure including the creation of an area of acid grassland adjacent to Axborough Wood</p> <p>7. 8. Provision of allotments or community orchard</p> <p>8. 9. Provision of pedestrian and cycle links both within and off the site (where deliverable) to connect to facilities in Kidderminster <u>Cookley and Broadwaters as well as nearby schools</u></p>
MM31.3	Policy 31.2	Site specific Principles of Development	Site specific Principles of Development

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		<p>31.3 In addition to the requirements set out in Policy 31.1, the following points should also be adhered to.</p> <p>Policy 31.2 Lea Castle Village Principles of Development</p> <ol style="list-style-type: none"> 1. The site must be developed on a comprehensive basis. Design Principles will be agreed as part of the outline planning application and all developers will be expected to adhere to these agreed principles. The outline application should set out an overall vision and concept. It should include information on phasing and implementation to ensure effective integration with infrastructure provision 2. The development will aim to achieve Building for Life 12 and Building with Nature accreditation 3. The development would be expected to make a financial contribution towards the cost of highway improvements at the junction on the A449 	<p>31.3 In addition to the requirements set out in Policy 31.1, the following points should also be adhered to.</p> <p>Policy 31.2 Lea Castle Village Principles of Development</p> <p style="text-align: center;"><u>Overall Design</u></p> <ol style="list-style-type: none"> 1. 1. The site must be <u>planned and developed on a comprehensive basis. Design Principles will be agreed as part of the outline planning application in accordance with an approved indicative Masterplan for the entire site to ensure a sustainable and high quality development</u> and all developers will be expected to adhere to these agreed principles. The outline application should set out an overall vision and concept. It should include information on phasing and implementation to ensure effective integration with infrastructure provision. <u>Any mitigation required in</u>

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		<p>4. New access points into the site will be provided from the A449 and A451</p> <p>5. Opportunities for community-led housing schemes will be considered and local community-led groups will be encouraged to work with selected developers in order to meet housing needs</p> <p>6. Self-build plots should be provided on an appropriate part of the site</p> <p>7. The provision of some custom-build dwellings should be explored where viable to do so</p> <p>8. Development off Axborough Lane will consist of areas of lower density housing. There will be no road access from Axborough Lane to the wider site, only pedestrian and cycle links</p> <p>9. Axborough Wood (ancient woodland) must be appropriately buffered from any new development</p> <p>10. No development will be allowed in the north-east corner of the site at the junction between the A451 and Axborough Lane as a mains gas pipeline crosses the site at this location. Development should be kept below the ridgeline on the A451 in order to preserve the existing linear treeline</p>	<p><u>terms of noise, air quality, drainage and ecology should be determined at an early stage.</u></p> <p>2. 2. The development will aim to achieve Building for A Healthy Life 12 and Building with Nature accreditation</p> <p>8. 3. Development off Axborough Lane will consist of areas of lower density housing. There will be no road access from Axborough Lane to the wider site, only pedestrian and cycle links</p> <p>4. <u>Recording of above ground heritage assets is required along with a further desk-based archaeological assessment to identify potential for archaeology and inform any requirements about the scope and scale of any preservation and mitigation.</u></p>

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		<p>11. Landscaping will be required around all development outside the former hospital site in order to soften the impact on the landscape and wider views</p> <p>12. The existing coniferous plantation should be thinned and gradually replaced with broadleaved trees and ground flora</p> <p>13. On-site physical activity should be encouraged with a network of circular routes created around the site. It should provide pedestrian and cycle links within the site and from the site to give convenient safe routes to local facilities and into the surrounding area. This should include circular woodland trails / nature trails/ trim trails within the site to encourage active lifestyles within the development and limit additional pressure on the nearby Sites of Special Scientific Interest at Hurcott</p> <p>14. Recreational activities should not be encouraged within corridors essential to supporting light and disturbance sensitive statutorily protected species (the horseshoe bats and dormice)</p> <p>15. The provision of natural play facilities should be explored</p>	<p><u>Physical Infrastructure</u></p> <p>3- 5. The development would <u>will</u> be expected to make a financial contribution towards the cost of <u>deliver</u> highway improvements at the <u>nearby junctions on the A449 as required and provide bus, walking and cycling links throughout the site.</u></p> <p>4- New access points into the site will be provided from the A449 and A451</p> <p>16- 6. A through route serving the school/community facility and the residential development should be provided to allow for buses to be diverted through the centre of the site to enable quality public transport provision <u>and encourage active travel</u></p> <p>7. <u>The employment area should incorporate sustainability</u></p>

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		<p>16. A through route serving the school/community facility and the residential development should be provided to allow for buses to be diverted through the centre of the site to enable quality public transport provision</p> <p>17. A habitat management plan will be required</p> <p>18. The development must demonstrate a net overall biodiversity gain</p> <p>19. Biodiversity measures will be expected to be incorporated into building design eg. green roofs, green walls, bat boxes, nesting boxes</p> <p>20. All proposals are to take into consideration the Kidderminster North Green Infrastructure Concept Statement</p> <p>21. Existing mature boundary trees should be retained where possible and enhanced to partially screen and allow filtered views of the development</p> <p>22. Developers should explore the opportunity to open up a culverted watercourse which takes discharge from the existing development. SuDS must be incorporated into the overall site design to provide visual amenity and biodiversity value. SuDS planting should use mire species, not reeds. All site run-off is to be treated on-site</p>	<p><u>measures into the design and include start-up units</u></p> <p><u>Social Infrastructure</u></p> <p>5- 8. Opportunities for community-led housing schemes will be considered and local community-led groups will be encouraged to work with selected developers in order to meet housing needs</p> <p>6- 9. Self-build plots should be provided on an appropriate part of the site</p> <p>7- 10. The provision of some custom-build dwellings should be explored <u>made</u> where viable to do so</p> <p>11. <u>Provision must be made early on in the development phases for a community facility that contains space that can be used for a number of uses on a flexible basis</u></p>

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		<p>23. Light pollution should be kept to a minimum to protect wildlife, especially bat colonies. Only minimal lighting is to be used through woodland areas</p> <p>24. Additional areas of acid grassland should be created. Public open space should be located to discourage footfall in sensitive areas</p> <p>25. The western boundary with the A449 should be enhanced to provide screening to the west and enhance the wider Lea Castle site GI network. The north-west of the site should consider buffering the setting of Lea Castle Farm and the avoidance of visual coalescence with Cookley</p>	<p><u>Environmental Infrastructure</u></p> <p>12. <u>Developments will be expected to make a net positive effect on the local Green Infrastructure network</u></p> <p>13. <u>Developments should protect and contribute to connectivity for wildlife, ensuring that an appropriate buffer is provided for existing and new woodland to minimise impacts of lighting and noise on protected species</u></p> <p>9. 14. Axborough Wood (ancient woodland) must be appropriately buffered from any new development</p> <p>10. 15. No development will be allowed in the north-east corner of the site at the junction between the A451 and Axborough Lane as a mains gas pipeline crosses the site at this location. Development should be kept</p>

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			<p>below the ridgeline on the A451 in order to preserve the existing linear treeline</p> <p>11. 16. Landscaping will be required around all development outside the former hospital site in order to soften the impact on the landscape and wider views</p> <p>12. The existing coniferous plantation should be thinned and gradually replaced with broadleaved trees and ground flora</p> <p>13. 17. On-site physical activity should be encouraged with a network of circular routes created around the site. It should provide pedestrian and cycle links within the site and from the site to give convenient safe routes to local facilities and into the surrounding area. This should include circular woodland trails / nature trails/ trim trails within the site to encourage active</p>

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			<p>lifestyles within the development and limit additional pressure on the nearby Sites of Special Scientific Interest at Hurcott</p> <p>14. 18. Recreational activities should not be encouraged discouraged within areas known corridors essential to supporting light- and disturbance-sensitive statutorily protected species (the horseshoe bats and dormice)</p> <p>15. The provision of natural play facilities should be explored</p> <p>17. 19. A habitat management plan will be required</p> <p>18. The development must demonstrate a net overall biodiversity gain</p> <p>19. 20. Biodiversity measures will be expected to be incorporated into building design eg. green roofs, green walls, bat boxes, nesting boxes</p>

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			<p>20. 21. All proposals are to take into consideration the Kidderminster North Green Infrastructure Concept Statement</p> <p>21. 22. Existing mature boundary trees should be retained where possible and enhanced supplemented to partially screen and allow filtered views of the development</p> <p>22. Developers should explore the opportunity to open up a culverted watercourse which takes discharge from the existing development. SuDS must be incorporated into the overall site design to provide visual amenity and biodiversity value. SuDS planting should use mire species, not reeds. All site run-off is to be treated on-site</p> <p>23. 23. Light pollution should be kept to a minimum to protect wildlife, especially bat colonies. Only minimal lighting</p>

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			<p>is to be used through woodland areas</p> <p>24. Additional areas of acid grassland should be created. Public open space should be located to discourage footfall in sensitive areas</p> <p>25. 24. Planting along the western boundary with the A449 should be extended enhanced to provide screening to the west and enhance the wider Lea Castle site GI network. Any development on the north-west of the site should consider must buffering the setting of Lea Castle Farm and the avoidance of visual coalescence with Cookley</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification																								
Section of Local Plan: Chapter 32 – Kidderminster Eastern Extension																											
MM32.1	Policy 32 and paragraph 32.1	<p>Policy 32 - Kidderminster Eastern Extension</p> <p>The area identified on the Policies Map is allocated as a sustainable, well-designed urban extension is proposed. This should be developed in accordance with the criteria identified and all general policy requirements, including any necessary developer contributions.</p> <table border="1" data-bbox="607 798 1234 1327"> <thead> <tr> <th colspan="6" data-bbox="607 798 1234 863">Table 32.0.1</th> </tr> <tr> <th data-bbox="607 863 698 1066">Site Ref</th> <th data-bbox="698 863 815 1066">Site Description</th> <th data-bbox="815 863 913 1066">Proposed Use</th> <th data-bbox="913 863 1039 1066">Indicative no. Dwellings / Employment ha</th> <th data-bbox="1039 863 1131 1066">Gross Site Area (ha)</th> <th data-bbox="1131 863 1234 1066">Removed from Green Belt?</th> </tr> </thead> <tbody> <tr> <td data-bbox="607 1066 698 1182">OC/5</td> <td data-bbox="698 1066 815 1182">Land at Husum Way</td> <td data-bbox="815 1066 913 1182">H</td> <td data-bbox="913 1066 1039 1182">30</td> <td data-bbox="1039 1066 1131 1182">2.1</td> <td data-bbox="1131 1066 1234 1182">Y</td> </tr> <tr> <td data-bbox="607 1182 698 1327">OC/6</td> <td data-bbox="698 1182 815 1327">Land east of Offmore</td> <td data-bbox="815 1182 913 1327">H</td> <td data-bbox="913 1182 1039 1327">300</td> <td data-bbox="1039 1182 1131 1327">28.36</td> <td data-bbox="1131 1182 1234 1327">Y</td> </tr> </tbody> </table>	Table 32.0.1						Site Ref	Site Description	Proposed Use	Indicative no. Dwellings / Employment ha	Gross Site Area (ha)	Removed from Green Belt?	OC/5	Land at Husum Way	H	30	2.1	Y	OC/6	Land east of Offmore	H	300	28.36	Y	<u>Delete policy and associated reasoned justification</u>
Table 32.0.1																											
Site Ref	Site Description	Proposed Use	Indicative no. Dwellings / Employment ha	Gross Site Area (ha)	Removed from Green Belt?																						
OC/5	Land at Husum Way	H	30	2.1	Y																						
OC/6	Land east of Offmore	H	300	28.36	Y																						

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		OC/12	Comberton Lodge Nursery	H	10	0.8	Y	
OC/13N	Stone Hill North	M	1100	57.1	Y			
<p>32.1 The 2 large sites (OC/6 and OC/13N) are under the control of a single national house builder. The two smaller sites at the northern and southern ends will be brought forward independently. All of the land as shown on the Policies Map will be taken out of the Green Belt. This will also include some existing properties at Offmore Farm Court and Barns, Heathy Mill Farm complex and 78 Comberton Road. The new western edge of the Green Belt will run along the eastern extent of the proposed housing development with reference to existing natural features including topography, field boundaries and tree/woodland belts with much of the informal open space for the development remaining in, and/or providing a buffer to, the Green Belt. This development proposal offers the opportunity to provide extensive public access to woodland and green corridors where there is</p>								

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		currently very little access. Further details can be found in the Kidderminster East GI Concept Plan.	
MM32.2	Policy 32.1 and paragraphs 32.2-3	<p>Land at Husum Way (OC/5) 2.1Ha</p> <p>32.2 This site is immediately adjacent to the built-up area and is currently in the Green Belt. The site is in arable use. The site fronts the A456 on its northern edge with the main railway line to the south (in a cutting). It is bordered by Husum Way to the west which serves Offmore Farm Estate and connects through to Comberton Estate and to the east the site is bounded by Hodge Hill Farmhouse, barns and cottages. This complex is accessed via a track running alongside the site which also provides the existing access to the field.</p> <p>Policy 32.1 Land at Husum Way OC/5</p> <p>1. The land shown on the Policies Map will be removed from the Green Belt and allocated for residential development with the new Green Belt boundary running along the access track to Hodge Hill Farm Cottages</p>	<p>Land at Husum Way (OC/5) 2.1Ha 30 dwellings 2031-36</p> <p>32.2 This site is immediately adjacent to the built-up area and is currently in the Green Belt. The site and is in arable use. The site fronts the A456 on its northern edge with the main railway line to the south (in a cutting). It is bordered by Husum Way to the west which serves Offmore Farm Estate and connects through to Comberton Estate and to the east the site is bounded by Hodge Hill Farmhouse, barns and cottages. This complex is accessed via a track running alongside the site which also provides the existing access to the field.</p> <p>Policy 32.1 Land at Husum Way OC/5</p> <p>1. The site land shown on the Policies Map will be removed from the Green Belt and is allocated for residential development with the new Green Belt boundary running along the access track to Hodge Hill Farm Cottages which should meet the following requirements:</p> <p>2. 1. Access to the site will be taken from Husum Way</p>

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		<ol style="list-style-type: none"> 2. Access to the site will be taken from Husum Way 3. Part of the site will be required for a revised junction to incorporate a 3-arm roundabout at the end of Husum Way 4. Development should be kept back from the A456 and away from Hodge Hill Farmhouse and Barns behind a substantial landscape buffer in order to soften the transition from rural to suburban character and protect the setting of the 18th century Hodge Hill Farm complex 5. Any new development should, in terms of form, scale and massing respect the orientation and setting of the farmstead and historic views from and towards the farmstead 6. A further landscape buffer will be required alongside the edge of the railway to enhance this wildlife corridor 7. Sensitive lighting will be required to protect habitats and their use by protected species, along the road and rail embankments 8. Existing boundary hedgerows and trees should be retained and enhanced with additional native planting other than where access is required 	<ol style="list-style-type: none"> 3. 2. Part of the site will may be required for a revised junction to incorporate a 3-arm roundabout at the end of Husum Way 4. 3. Development should be kept set back from the A456 and away from Hodge Hill Farmhouse and Barns behind a substantial landscape buffer in order to soften the transition from rural to suburban character and protect the setting of the 18th century Hodge Hill Farm complex 5. 4. Any new development should, in terms of form, scale and massing respect the orientation and setting of the farmstead and historic views from and towards the farmstead 6. 5. A further landscape buffer will be required alongside the edge of the railway to enhance this wildlife corridor 7. 6. Sensitive lighting will be required to protect habitats and their use by protected species, along the road and rail embankments 8. 7. Existing boundary hedgerows and trees should be retained and supplemented enhanced with additional native planting other than where access is required 9. 8. Building heights should reflect neighbouring development especially on the eastern part of the site nearest Hodge Hill Farm Barns 10. 9. Densities should be much lower in the eastern part of the site to allow for additional soft landscaping among the dwellings in order to create a more rural feel

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		<p>9. Building heights should reflect neighbouring development especially on the eastern part of the site nearest Hodge Hill Farm Barns</p> <p>10. Densities should be much lower in the eastern part of the site to allow for additional soft landscaping among the dwellings in order to create a more rural feel</p> <p>Reasoned Justification</p> <p>32.3 This development will become the new edge to Kidderminster when travelling into the town from Blakedown and Hagley along the A456. It is important that this site gives a smooth transition from a rural character of isolated dwellings into a suburban development of the urban area. Landscaping and building design will be very important at this gateway site.</p>	<p>Reasoned Justification</p> <p>32.3 This development will become the new edge to Kidderminster when travelling into the town from Blakedown and Hagley along the A456. It is important that this site gives a smooth well-designed transition from a rural character of isolated dwellings into a suburban development of the urban area. High quality landscaping and building design will be very important at this gateway site.</p>

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MM32.3	Policy 32.2 and paragraph 32.4-5	<p>Comberton Lodge Nursery OC/12 (0.8Ha)</p> <p>32.4 This former plant nursery is presently used by a landscaping firm. It has frontage to the A448 Bromsgrove Road. It lies just beyond the built-up area and is currently in the Green Belt. The land is bounded by the Hoo Brook to the north and west and Comberton Lodge and its grounds to the east. Immediately to the east of the site, the Hoo and Barnett Brook is a designated Local Wildlife Site.</p> <p>Policy 32.2 Comberton Lodge Nursery OC/12</p> <ol style="list-style-type: none"> 1. The land shown on the Policies Map will be removed from the Green Belt and allocated for residential development 2. Access to the development must be from the A448 and not from the larger site to the rear 3. The adjacent Comberton Lodge and Heathy Mill Farm complex are both on the local heritage list and their settings should be protected from development 4. The rear part of the site falls within the floodzone associated with the brook 	<p>Comberton Lodge Nursery OC/12 (0.8Ha) 9 dwellings 2021-26</p> <p>32.4 This former plant nursery is presently used by a landscaping firm. It has frontage to the A448 Bromsgrove Road. It lies just beyond the built-up area and is currently in the Green Belt. The land is bounded by the Hoo Brook to the north and west and Comberton Lodge and its grounds to the east. Immediately to the east of the site, the Hoo and Barnett Brook is a designated Local Wildlife Site.</p> <p>Policy 32.2 Comberton Lodge Nursery OC/12</p> <ol style="list-style-type: none"> 1. The <u>site</u> land shown on the Policies Map will be removed from the Green Belt and is allocated for residential development <u>which should meet the following requirements:</u> 2. 1. Access to the development must be <u>taken</u> from the A448 and not from the larger site to the rear 3. 2. The adjacent Comberton Lodge and Heathy Mill Farm complex are both on the local heritage list and their settings should be protected from development 4. 3. The rear part of the site falls within the floodzone associated with the brook (approximately 0.24Ha) and should be left undeveloped and managed as a green corridor

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		<p>(approximately 0.24Ha) and should be left undeveloped and managed as a green corridor</p> <p>5. Mature trees along the watercourse and the road frontage form part of a wooded east-west corridor across the wider landscape and should be retained</p> <p>6. An ecologically functional buffer zone should be retained around the woodland and brook. This reduces the developable area by approximately 50% which should be kept to the central part of the site</p> <p>7. Bat and otter surveys will be required to inform the site design, layout and lighting</p> <p>8. The Hoobrook corridor must be protected from lighting, surface water run-off and other pollutants likely to arise from any development</p>	<p>5. 4. Mature trees along the watercourse and the road frontage form part of a wooded east-west corridor across the wider landscape and should be retained</p> <p>6. 5. An ecologically functional buffer zone should be retained around the woodland and brook. This reduces the developable area by approximately 50% which should be <u>with development</u> kept to the central part of the site</p> <p>7. 6. Bat and otter surveys will be required to inform the site design, layout and lighting</p> <p>8. 7. The Hoo brook Brook corridor must be protected from lighting, surface water run-off and other pollutants likely to arise from any development</p> <p>9. 8. <u>A detailed site-specific flood risk assessment will be required to inform the developable area and ensure a safe and sustainable development. Opportunities to help improve flood storage and flood flow conveyance, linked to blue infrastructure enhancements, should be implemented where possible.</u></p> <p>Reasoned Justification</p> <p>32.5 This small former plant nursery consists of a number of rundown polytunnels and a large area of hardstanding. A carefully designed low density development set back from the</p>

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		<p>Reasoned Justification</p> <p>32.5 This small former plant nursery consists of a number of rundown polytunnels and a large area of hardstanding. A carefully designed low density development set back from the road behind substantial landscaping would help to improve the setting of the neighbouring Locally Listed buildings at Heathy Mill and Combeton Lodge.</p>	<p>road behind substantial landscaping would help to improve the setting of the neighbouring Locally Listed buildings at Heathy Mill and Comberton Lodge. <u>The Hoo Brook forms the northern and western boundaries to the site and its flood zone affects part of the site.</u></p>
MM32.4	Policy 32.3	<p>Land East of Offmore (OC/6) and Land at Stone Hill North (OC/13N)</p> <p>The land shown on the Policies Map will be allocated for a mixed use development. The site is currently predominantly arable land divided by hedgerows. There is one public right of way which crosses the southern part of the site from near the Spennells Valley Road/Comberton Road</p>	<p><u>Land East of Offmore (OC/6) and Land at Stone Hill North (OC/13N) at Comberton Road (84.4 Ha) 1400 dwellings plus community facilities</u></p> <p><u>Reasoned Justification</u></p> <p>The site land shown on the Policies Map will be is allocated for a mixed use the development of 1400 dwellings, a community hub and extensive open space. The site is currently predominantly arable land divided by hedgerows.</p>

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		<p>roundabout and connects through to Harvington village. The Hoobrook Local Wildlife Site runs through the southern part of the site. The overall vision is to create an attractive mixed tenure residential development offering a choice of high quality new homes to meet local needs set within an extensive area of green space which is readily accessible to everyone in the area. The aim is to create a place where people want to live and local residents can easily access nature</p>	<p>There is one public right of way which crosses the southern part of the site from near the Spennells Valley Road/Comberton Road roundabout and connects through to Harvington village. The Hoobrook Hoo Brook Local Wildlife Site runs through lies adjacent to the southern part boundary of the site. <u>The land immediately to the north of the Hoo Brook will be left undeveloped together with land alongside the western boundary (delineated by a tributary of the Hoo Brook) which will be designated as a new linear wetland nature reserve. A detailed site specific flood risk assessment will be required to inform the developable areas and ensure a safe and sustainable development. Opportunities to help improve flood storage and flood flow conveyance, linked to blue and green infrastructure enhancements, will be implemented where possible.</u> The overall vision is to create an attractive mixed tenure residential development offering a choice of high quality new homes to meet local needs set within an extensive area of green space which is readily accessible to everyone in the area. The aim is to create a place where people want to live and local residents can easily access nature.</p> <p><u>Policy 32.3 Land East of Offmore (OC/6) and Land at Stone Hill North (OC/13N) at Comberton Road Overall Vision</u></p> <p>The development of the Kidderminster Eastern Extension <u>this site</u> over the Local Plan period will be achieved through:</p>

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		<p>Policy 32.3 Land East of Offmore (OC/6) and Land at Stone Hill North (OC/13N) Overall Vision</p> <p>The development of the Kidderminster Eastern Extension over the Local Plan period will be achieved through:</p> <ol style="list-style-type: none"> 1.The delivery of around 1,400 new dwellings 2.The creation of a community hub to include: <ol style="list-style-type: none"> a. 2 hectares of land for a 420 place primary school developed in 2 phases of 30 places per year group b. Retail provision appropriate to local needs c. A community facility able to accommodate a meeting room, cafe and potentially a GP surgery 3. The main site access will be from the existing roundabout on the A448 by Spennells Valley Road. A secondary access will be taken off Husum Way to the south of the railway bridge. The spine road will be a single carriageway with a 20 mph speed limit with cycle and pedestrian provision alongside 	<ol style="list-style-type: none"> 1. The delivery of around 1,400 new dwellings 2. The creation of a community hub to include: <ol style="list-style-type: none"> a. 2 hectares of land for a 420 place primary school developed in 2 phases of 30 places per year group b. Retail provision appropriate to local needs c. A community facility able to accommodate a meeting room, cafe and potentially a GP surgery d. <u>Playing pitches</u> 3. The main site access will be from the existing roundabout on the A448 by Spennells Valley Road. A secondary access will be taken off Husum Way to the south of the railway bridge. The spine road will be a single carriageway <u>suitable for buses</u> with a 20 mph speed limit with cycle and pedestrian provision alongside 4. Pedestrian and cycle links will be provided from the site to connect with existing development on Comberton Estate (through Borrington Park) and on Offmore Estate (via Offmore Farm Close) and on through to the rail station and town centre <u>together with diversion of buses to serve the new development</u> 5. A linear nature reserve will be created along the western edge of the site offering new ecological wetland habitats and providing a buffer zone between the existing and proposed developments 6. An area of allotments or community orchard will be provided on the northern part of the site in the vicinity of Offmore Farm barns

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		<p>4. Pedestrian and cycle links will be provided from the site to connect with existing development on Comberton Estate (through Borrington Park) and on Offmore Estate (via Offmore Farm Close) and on through to the rail station and town centre</p> <p>5. A linear nature reserve will be created along the western edge of the site offering new ecological wetland habitats and providing a buffer zone between the existing and proposed developments</p> <p>6. An area of allotments or community orchard will be provided on the northern part of the site in the vicinity of Offmore Farm barns</p> <p>7. Play facilities should include opportunities for natural play in woodland areas</p> <p>8. Existing hedgerows and natural features should be retained and enhanced as part of a comprehensive GI strategy developed in line with the Kidderminster East GI Concept Statement</p> <p>9. The Hoobrook and its tributaries will require an ecological buffer to protect existing wildlife</p>	<p>7. Play facilities should include opportunities for natural play in woodland areas</p> <p>8. Existing hedgerows and natural features should be retained and supplemented enhanced as part of a comprehensive GI strategy, taking into account developed in line with the Kidderminster East GI Concept Statement</p> <p>9. The Hoobrook Hoo Brook and its tributaries will require an ecological buffer to protect existing wildlife as well as appropriate blue and green infrastructure enhancements including flood storage reduction measures where possible.</p> <p>10. <u>The rising land to the north-east of Offmore Farm Court will form part of an extensive area of natural open greenspace with a network of footpaths running around the site boundary and connecting across the development to encourage recreational use. Those areas of open space along the eastern and southern boundaries of the site will remain undeveloped and within the Green Belt.</u></p>

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MM32.5	Policy 32.4	<p>Site Specific Principles of Development for Land east of Offmore and at Stone Hill North</p> <p>Policy 32.4 Site specific Principles of Development</p> <p>a. A masterplan should be drawn up as part of any outline planning application which should include information on phasing and implementation to ensure effective integration with provision of the school.</p> <p>b. Over 50% of the site area is proposed as green space with a linked network of paths/cycleways throughout the site. A number of circular routes should be provided on the site to encourage people away from more sensitive sites nearby. Areas of new woodland planting should be at least 30 metres wide where possible.</p> <p>c. The site will be split into distinct character areas based around ‘village greens’.</p>	<p>Site Specific Principles of Development for Land at <u>Comberton Road east of Offmore and at Stone Hill North</u></p> <p>Policy 32.4 Site specific Principles of Development</p> <p><u>Overall Design</u></p> <p>a. A masterplan should be drawn up as part of any outline planning application which should include information on phasing and implementation to ensure effective integration with provision of the school.</p> <p>b. Over <u>Approximately</u> 50% of the site area is proposed <u>should be retained</u> as green space with a linked network of paths/cycleways throughout the site. A number of circular routes should be provided on the site to encourage people away from more sensitive sites nearby. Areas of new woodland planting should be at least 30 metres wide where possible.</p> <p>c. The site will be split into distinct character areas based around ‘village greens’. <u>Overall design will be expected to adhere to an agreed design code.</u></p> <p><u>i.d.</u> The development will aim to achieve Building For <u>a Healthy</u> Life ±2 and Building with Nature accreditation</p>

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		<p>d. The provision of some custom-build dwellings should be explored where viable to do so.</p> <p>e. Proposals for new housing development should ensure that garden boundaries are permeable to native wildlife in accordance with Policy 11D.</p> <p>f. All proposals are to demonstrate how they have been guided by the Kidderminster East Green Infrastructure Concept Plan.</p> <p>g. Eastern edge of development will be planted up to help give a firm edge to the development. This will help to provide an additional quieter north south wildlife corridor</p> <p>h. Existing grassland alongside the Hoobrook Local Wildlife Site will be buffered from development</p> <p>i. The development will aim to achieve Building For Life 12 and Building with Nature accreditation</p> <p>j. Provision must be made for a community facility that contains space that can be used for a number of uses on a flexible basis.</p>	<p>f. All proposals are to demonstrate how they have been guided by the Kidderminster East Green Infrastructure Concept Plan.</p> <p>m. e. The existing GI framework offers opportunities for integration of should be fully integrated into the masterplan into the existing landscape context, and avoiding and minimising landscape and visual impacts of built development. Key features are the The north-south woodland corridor that forms the western site boundary and the historic north-south hedgerow that forms the eastern boundary that should be enhanced supplemented and buffered to soften the transition from suburban to rural landscape.</p> <p>p. f. The sSite has potential for below ground archaeology and should be assessed as part of a programme of works that will potentially include geophysical survey, trial trenching, environmental sampling and mitigation through more detailed investigations. The timing of and need for these works to A programme of trial trench evaluation should be agreed with the archaeological advisor to the LPA. with the results informing the scope of any further archaeological works required before any development commences. Appropriate archaeological assessment to should accompany or be incorporated into a Heritage Statement submitted with the planning application to identify the significance of on-site assets that may be</p>

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		<p>k. Opportunities should be sought to improve ecological and pedestrian links between the western wooded stream corridor on the edge of the site, the Hoobrook LWS and the Spennells Valley nature reserve to the south of the A448.</p> <p>l. The main site access road will need to be carefully designed to minimise ecological impact, in particular where it crosses the watercourse to the rear of Prior Close.</p> <p>m. The existing GI framework offers opportunities for integration of the masterplan into the existing landscape context, avoiding and minimising landscape and visual impacts of built development. Key features are the north-south woodland corridor that forms the western site boundary and the historic north-south hedgerow that forms the eastern boundary that should be enhanced and buffered to soften the transition from suburban to rural landscape.</p> <p>n. Where practical, historic water bodies and features relating to Lord Foley’s irrigation system should be retained as boundary features or as part of open space. The potential to sensitively integrate these into the site’s SuDS should be reviewed. Opportunities to promote the historic and landscape significance of this 17th century</p>	<p>affected and to assess the impact of development on them and their settings. An assessment of impact on the setting of designated heritage assets is also required.</p> <p><u>Physical Infrastructure</u></p> <p>l.g. The main site access road will need to be carefully designed to minimise ecological impact, in particular where it crosses the watercourse to the rear of Prior Close.</p> <p>q.h <u>Sufficient</u> Further detailed hydraulic modelling will be required to confirm actual floodplain extents. The brook along the western boundary currently discharges into a culvert under the A448. Improvements to the watercourse should be sought as part of any road proposals to improve species migration between the nature reserve and the wet woodland corridor.</p> <p>r. i. As the site sits on an aquifer, any treatment of road run-off must use sealed systems to discharge to on-site treatment before infiltration or discharge off-site.</p> <p><u>Social Infrastructure</u></p> <p>j. Provision must be made for a community facility <u>in the early phases of development</u> that contains space that can be used for a number of uses on a flexible basis.</p> <p>d. k The provision of some custom-build dwellings should be <u>made explored</u> where viable to do so.</p>

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		<p>example of agricultural design and innovation as part of open space management should also be considered.</p> <p>o. The Hoo Brook should be buffered from the adverse impacts of development. There should be no development between the Hoo Brook and the A448 so as to maintain the visual rural character of the western approach into Kidderminster.</p> <p>p. Site has potential for below ground archaeology and should be assessed as part of a programme of works that will potentially include geophysical survey, trial trenching, environmental sampling and mitigation through more detailed investigations. The timing of and need for these works to be agreed with the archaeological advisor to the LPA. Appropriate archaeological assessment to accompany or be incorporated into a Heritage Statement submitted with the planning application to identify the significance of on site assets that may be affected and to assess the impact of development on them and their settings. An assessment of impact on the setting of designated heritage assets is also required.</p>	<p><u>l. Self-build plots should be provided on an appropriate part of the site</u></p> <p><u>Environmental Infrastructure</u></p> <p>e. Proposals for new housing development should ensure that garden boundaries are permeable to native wildlife in accordance with Policy 11D.</p> <p>g. m <u>The</u> eEastern edge of the development will be planted up to help give a <u>firm edge substantial green buffer</u> to the development. This will help to provide an additional quieter north south wildlife corridor</p> <p>h. n <u>Existing grassland alongside the The Hoo Brook Hoo Brook Local Wildlife Site and its associated wet meadow</u> will be buffered from development</p> <p>k. o <u>Opportunities should be sought to improve ecological and pedestrian links between the western wooded stream corridor on the edge of the site, the Hoo Brook Hoo Brook LWS and the Spennells Valley nature reserve to the south of the A448.</u></p> <p>n. p <u>Where practical feasible, historic features and water bodies and features relating to Lord Foley’s irrigation system should be retained as boundary features or as part of open space. The potential to sensitively integrate these into the site’s SuDS should be examined</u></p>

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		<p>q. Further detailed hydraulic modelling will be required to confirm actual floodplain extents. The brook along the western boundary currently discharges into a culvert under the A448. Improvements to the watercourse should be sought as part of any road proposals to improve species migration between the nature reserve and the wet woodland corridor.</p> <p>r. As the site sits on an aquifer, any treatment of road run-off must use sealed systems to discharge to on-site treatment before infiltration or discharge off-site.</p> <p>s. Multifunctional SuDS should use wetland systems and surface water attenuation basins. These can be incorporated into the green infrastructure. Detailed designs should be prepared to show how they will provide visual amenity and biodiversity value and incorporated into an Ecological Constraints and Opportunities Plan.</p> <p>t. A long-term habitat management and monitoring plan should be agreed as part of any planning application.</p> <p>u. The development should be provided with ultra-fast broadband infrastructure and state-of-</p>	<p>reviewed and implemented where possible. Opportunities to promote the historic and landscape significance of this 17th century example of agricultural design and innovation as part of open space management should also be considered.</p> <p>o. —The Hoo Brook should be buffered from the adverse impacts of development. There should be no development between the Hoo Brook and the A448 so as to maintain the visual rural character of the western approach into Kidderminster.</p> <p>s. — Multifunctional SuDS should use wetland systems and surface water attenuation basins. These can be incorporated into the green infrastructure. Detailed designs should be prepared to show how they will provide visual amenity and biodiversity value and incorporated into an Ecological Constraints and Opportunities Plan.</p> <p>t. g A long-term habitat management and monitoring plan should be agreed as part of any planning application.</p> <p>u. —The development should be provided with ultra fast broadband infrastructure and state of the art mobile coverage (up to 5G) with enough capacity for all occupiers as required by the Telecommunications policy.</p>

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MM33.1	Policy 33	Site Ref	Site description	Use	Indicative no.dwellings/employment land (Ha)	Gross site area (Ha)	Removed from Green Belt?	Delete entire policy
		AKR/2	Cheapside	M	72	2.2	N	
		AKR/7	Swan Hotel/ Working Mens Club	M	20	1.52	N	
		AKR/10	Queens Road shops, Areley Kings	M	22	0.37	N	
		AKR/14	Pearl Lane, Areley Kings	H	250	15.09	N	
		AKR/20	Carpets of Worth	M	110	3.3	N	
		LI/11	Land west of former school site Coniston Crescent	H	200	9.52	Y	
		MI/1	County Buildings	H	40	0.69	N	
		MI/5	Baldwin Road	H	19 (54 have permission)	2.06	n	
		MI/6	Steatite Way	H	106	3.29	N	
		MI/7	Worcester Road car sales (southern part)	H	15	0.29	N	

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		<table border="1"> <tr> <td>MI/10</td> <td>Four Acres Caravan Park</td> <td>CP</td> <td></td> <td></td> <td>N</td> </tr> <tr> <td>MI/11</td> <td>3 Sandy Lane Titton</td> <td>H</td> <td>13</td> <td>0.32</td> <td>N</td> </tr> <tr> <td>MI/24</td> <td>Adj Rock Tavern Wilden Lane</td> <td>H</td> <td>2</td> <td>0.06</td> <td>N</td> </tr> <tr> <td>MI/38</td> <td>School site, Coniston Crescent</td> <td>H</td> <td>115</td> <td>3.64</td> <td>Y</td> </tr> <tr> <td>MI/36</td> <td>Firs Yard Wilden Lane</td> <td>GT</td> <td>4 pitches</td> <td>0.41</td> <td>Y</td> </tr> <tr> <td>MI/3</td> <td>Parsons Chain site Hartlebury Lane</td> <td>M</td> <td>C2, housing and employment</td> <td>2.88</td> <td>N</td> </tr> <tr> <td>MI/18</td> <td>Land north of Wilden Industrial Estate</td> <td>E</td> <td></td> <td>0.22</td> <td>Y</td> </tr> <tr> <td>MI/33</td> <td>Wilden Industrial Estate</td> <td>E</td> <td></td> <td>0.34</td> <td>N</td> </tr> </table>	MI/10	Four Acres Caravan Park	CP			N	MI/11	3 Sandy Lane Titton	H	13	0.32	N	MI/24	Adj Rock Tavern Wilden Lane	H	2	0.06	N	MI/38	School site, Coniston Crescent	H	115	3.64	Y	MI/36	Firs Yard Wilden Lane	GT	4 pitches	0.41	Y	MI/3	Parsons Chain site Hartlebury Lane	M	C2, housing and employment	2.88	N	MI/18	Land north of Wilden Industrial Estate	E		0.22	Y	MI/33	Wilden Industrial Estate	E		0.34	N	
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MI/33	Wilden Industrial Estate	E		0.34	N																																														
MM33.2	Paragraph 33.1		Delete paragraph																																																
MM33.3	Policy 33.2	<p>Cheapside AKR/2 (2.2Ha)</p> <p>33.2 This former manufacturing site is located at the confluence of the Rivers Stour and Severn. It</p>	<p>Cheapside AKR/2 (2.2Ha) <u>72 dwellings plus some commercial uses 2026-31</u></p> <p>33.2 This former manufacturing site is located at the confluence of the Rivers Stour and Severn. It contains a former</p>																																																

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		<p>contains a former vinegar works factory, the site of gas works and a former canal basin. Much of the site is in the flood zone. It is located within the Stourport-on-Severn No.1 Conservation Area.</p> <p>Policy 33.2 Cheapside AKR/2</p> <p>Proposals should:</p> <ol style="list-style-type: none"> 1. Provide for a mix of uses to incorporate both residential and an element of business and/or commercial uses 2. Retain and enhance the listed buildings and Local Heritage List assets within the site boundaries 3. Incorporate and enhance the natural assets of the site, including the environment of the rivers that surround the site 4. Have full regard to flood risk 5. Have full regard to the Stourport-on-Severn No.1 Conservation Area and the associated character appraisal. Proposals should preserve or enhance its character 6. Incorporate appropriate remediation and drainage to deal with any contamination 	<p>vinegar works factory, the site of gas works and a former canal basin. Much of the site is in the flood zone. It is located within the Stourport-on-Severn No.1 Conservation Area.</p> <p>Policy 33.2 Cheapside AKR/2</p> <p>Proposals should:</p> <p>1. Provide <u>The site is allocated</u> for a mix of uses to incorporate both residential and an element of business and/or commercial uses. <u>development which should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1 <u>Retain and enhance</u> T<u>he</u> I<u>Listed</u> b<u>Buildings</u> and Local Heritage List assets within the site boundaries <u>should be retained and enhanced where possible</u>. Proposals should preserve or enhance its character <u>Aim to retain the</u> The most significant surviving elements of the Vinegar Works, the Gas Works and the former canal basin (eg: retaining walls) <u>should be retained</u> in order to preserve some industrial characteristics of the <u>Stourport-on-Severn No.1 Conservation Area</u> and <u>these should be incorporated</u> these into <u>any</u> new development. <u>The development must take into account the positive contribution made by the heritage assets to the Conservation Area</u> Have full regard to the Stourport-on-

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		<p>7. Aim to retain the most significant surviving elements of the Vinegar Works, the Gas Works and the former canal basin (eg: retaining walls) in order to preserve some industrial characteristics of the Conservation Area and incorporate these into new development</p> <p>8. Include a full assessment of the existing non-designated heritage assets on the site. Building recording to Historic England Level 4 is required to mitigate for any demolition</p> <p>9. Undertake a desk based assessment to assess the potential for below ground archaeology</p> <p>10. Reflect the historic street pattern of Cheapside, the sloping path to the River Severn towpath and the location of the former basin in any redeveloped areas</p> <p>11. Take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>12. Investigate the potential for excavation of the site of the former Cheapside Basin to create a landscape feature associated with Green Infrastructure through the site from the Rivers Severn and Stour</p>	<p>Severn No.1 Conservation Area and the associated character appraisal</p> <p>2 The development should incorporate and enhance the natural assets of the site, including the environment of the rivers that surround the site</p> <p>3 Have fFull regard should be had to flood risk</p> <p>4 Incorporate Aappropriate remediation and drainage should be incorporated into the development to deal with any contamination</p> <p>5 Include a A full assessment of the existing non-designated heritage assets on the site- together with Building recording to Historic England Level 4 is required to mitigate for any demolition</p> <p>6 Undertake a A desk based assessment to assess the potential for below ground archaeology should be undertaken</p> <p>7 Any redevelopment should reflect the historic street pattern of Cheapside, the sloping path to the River Severn towpath and the location of the former basin in any redeveloped areas</p> <p>8 The development should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>9 Investigate the The potential for excavation of the site of the former Cheapside Basin to create a landscape feature</p>

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		<p>Reasoned Justification 33.3 Cheapside is the site of the oldest vinegar brewery in the county (built 1798). Remaining buildings on the site appear to date from the early-mid-19th century. The complex forms an important</p>	<p>associated with Green Infrastructure through the site from the Rivers Severn and Stour <u>should be investigated</u></p> <p>Reasoned Justification 33.3 Cheapside is the site of the oldest vinegar brewery in the county (built 1798). Remaining buildings on the site appear to date from the early-mid-19th century. The complex forms an important part in the industrial history of Stourport, and the buildings form important facades to the river frontage. This is the only part of the Conservation Area with any industrial-related uses remaining. Proposals which retain the site of the basin undeveloped, retain the Ginnell and repair the former Upper Severn Bridge will be encouraged. The repair and re-use of 1&2 Cheapside (Grade II listed derelict dwellings) will help to mitigate against the impact of redevelopment in the adjacent area. Careful removal of the less significant elements of the Vinegar Works may enhance the remaining elements and encourage their re-use for alternative purposes. <u>Further information on the site can be found in the Stourport-on-Severn No.1 Conservation Area Character Appraisal.</u></p>

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		<p>part in the industrial history of Stourport, and the buildings form important facades to the river frontage. This is the only part of the Conservation Area with any industrial-related uses remaining. Proposals which retain the site of the basin undeveloped, retain the Ginnell and repair the former Upper Severn Bridge will be encouraged. The repair and re-use of 1&2 Cheapside (Grade II listed derelict dwellings) will help to mitigate against the impact of redevelopment in the adjacent area. Careful removal of the less significant elements of the Vinegar Works may enhance the remaining elements and encourage their re-use for alternative purposes.</p>	
MM33.4	Policy 33.4	<p>Queens Road Shops AKR/10 (0.37Ha)</p> <p>33.6 This site consists of a parade of shops with residential flats above together with a large number of lock-up garages to the rear. It is owned by Wyre Forest Community Housing.</p> <p>Policy 33.4 Queens Road Shops AKR/10</p>	<p>Queens Road Shops AKR/10 (0.37Ha) <u>12 dwellings (net) 2021-31</u></p> <p>33.6 This site consists of a parade of shops with residential flats above together with a large number of lock-up garages to the rear. It is owned by Wyre Forest The Community Housing Group.</p> <p>Policy 33.4 Queens Road Shops AKR/10</p>

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		<p>This site is allocated for residential development. Proposals should:</p> <ol style="list-style-type: none"> 1. Provide a mix of dwelling types and sizes to suit the local need 2. Provide replacement top-up shopping facilities 3. Enhance the local area 4. Provide additional landscaping to link the development into the wider green infrastructure provision <p>Reasoned Justification</p> <p>33.7 The potential to relocate a retail unit and community meeting facility to the nearby site of the former Walshes Community Centre is being investigated. Additional dwellings could also be located at this site.</p>	<p>This site is allocated for residential development. ProposalsDevelopment should:</p> <ol style="list-style-type: none"> 1 Provide a mix of dwelling types and sizes to suit the local need 2 Provide replacement top-up shopping facilities 3 Enhance the local area 4 Provide additional landscaping to link the development into the wider green infrastructure provision <p>Reasoned Justification</p> <p>33.7 The potential to relocate a retail unit and community meeting facility to the nearby site of the former Walshes Community Centre is being investigated. Additional dwellings could also be located at this site.</p>
MM33.5	Policy 33.5	<p>Pearl Lane AKR/14 (15.09Ha)</p> <p>33.8 This Greenfield site lies on the western boundary of Wyre Forest District with Malvern Hills District. It comprises two fields separated by a hedgerow. It has a northern boundary with Dunley Road (A451), an eastern boundary with Pearl Lane and a southern field boundary</p>	<p>Pearl Lane AKR/14 (15.09Ha) <u>250 dwellings 2021-31</u></p> <p>33.8 This Greenfield site lies on the western boundary of Wyre Forest District with Malvern Hills District. It comprises two fields separated by a hedgerow. It has a northern boundary with Dunley Road (A451), an eastern boundary with Pearl Lane and a southern field boundary adjacent to New Farm</p>

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		<p>adjacent to New Farm Barns. The western boundary is an established hedgerow with oak trees.</p> <p>Policy 33.5 Pearl Lane AKR/14</p> <p>This site is allocated for residential development.</p> <ol style="list-style-type: none"> 1. Access to be taken from Pearl Lane 2. Additional boundary tree planting will be required along northern, western and southern boundaries in particular to reduce the impact on the rural landscape and screen the development from the A451 and Redhouse Lane 3. Development should be sympathetic to the setting of the historic buildings in Dunley, especially Dunley Hall 	<p>Barns. The western boundary is an established hedgerow with oak trees.</p> <p>Policy 33.5 Pearl Lane AKR/14</p> <p>This site is allocated for residential development <u>which should meet the following requirements:-</u></p> <ol style="list-style-type: none"> 1Access to <u>should</u> be taken from <u>Dunley Road and</u> Pearl Lane 2Additional boundary tree planting will be required <u>should be provided</u> along <u>the</u> northern, western and southern boundaries in particular to <u>mitigate</u> reduce the impact on the rural landscape and screen the development from the A451 and Redhouse Lane 3 3 <u>The design, layout and landscaping of the</u> development should be sympathetic to the setting of the historic buildings in Dunley, especially Dunley Hall 4There is an opportunity to design an area of open space in the northern part of the site to buffer the setting of Dunley and potentially conserve significant archaeology in situ <u>54A The proposed development should be informed by a full impact assessment on any below ground archaeological assets</u>

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		<p>4. There is an opportunity to design an area of open space in the northern part of the site to buffer the setting of Dunley and potentially conserve significant archaeology in situ.</p> <p>5. A full impact assessment on any below ground archaeological assets should be included as part of a Heritage Statement at the planning application stage</p> <p>6. A 10m buffer will be required alongside the Blackstone to Astley Aqueduct which runs north to south through the site</p> <p>7. The potential to open up the spring fed culverted watercourse which runs west to east to provide biodiversity benefit should be investigated. A public footpath also runs alongside the watercourse and this should be further buffered from development to maintain the views out into the wider rural landscape</p>	<p><u>which</u> should be included as part of a Heritage Statement at the planning application stage</p> <p>65 A 10m buffer will be required alongside The development scheme should take into account the Blackstone to Astley Aqueduct which runs north to south through the site</p> <p>76The potential to open up the spring fed culverted watercourse which runs west to east to provide biodiversity benefit should be investigated. A public footpath also runs alongside the culverted watercourse and this should be further buffered from development to maintain the views out into the wider rural landscape</p> <p>87 No additional discharge must be made from the development as there are issues of surface water flooding on the estate opposite. This should be dealt with on site by SuDS and integrated into the wider green infrastructure provision</p> <p>9New development should front onto Pearl Lane to help merge the new development with the existing urban edge</p> <p>Reasoned Justification</p> <p>33.9 This site gives the opportunity to deliver a high-quality residential development with significant areas of landscaping. As part of the development, there is also the</p>

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		<p>8. No additional discharge must be made from the development as there are issues of surface water flooding on the estate opposite. This should be dealt with on site by SuDS and integrated into the wider green infrastructure provision</p> <p>9. New development should front onto Pearl Lane to help merge the new development with the existing urban edge</p> <p>Reasoned Justification</p> <p>33.9 This site gives the opportunity to deliver a high quality residential development with significant areas of landscaping. As part of the development, there is also the opportunity to ameliorate flooding issues on the adjoining development. The development capacity may be limited to 250 dwellings by the ability of local schools to absorb the additional pupil numbers. Evidence of a Roman villa has been discovered on the northern part of the site. This may have an impact on the developable area.</p>	<p>opportunity to potentially ameliorate flooding issues on the adjoining development. <u>The site lies in a sustainable location with good access to local shops, schools and bus services. It is also outside of the Green Belt.</u> The development capacity may be limited to 250 dwellings by the ability of local schools to absorb the additional pupil numbers. <u>The capacity may be exceeded if information is provided to demonstrate that local highways and education capacity is not constrained and subject to meeting all of the other policy requirements.</u> <u>Archaeological records show Evidence</u> of a Roman villa has been discovered on the northern part <u>in the vicinity</u> of the site. This may have an impact on the developable area.</p>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
MM33.6	Policy 33.7	<p>Former Carpets of Worth AKR/20 (3.3Ha)</p> <p>33.10 This site is the remaining parcel of the much larger former Bond Worth carpet factory site. The northern part has been redeveloped for a superstore and petrol station. A new link road over the River Stour and through to the Worcester Road has also been provided as part of this development. The site is mostly cleared but there are three buildings remaining.</p> <p>Policy 33.7 Former Carpets of Worth AKR/20</p> <p>1. Proposals should provide for a mix of uses including residential, with the potential for community facilities and a riverside footpath and green corridor</p>	<p>Former Carpets of Worth AKR/20 (3.3Ha) <u>129 dwellings 2021-26</u></p> <p>33.10 This site is the remaining parcel of the much larger former Bond Worth carpet factory site. The northern part has been redeveloped for a superstore and petrol station. A new link road over the River Stour and through to the Worcester Road has also been provided as part of this development. The site is mostly cleared but there are three buildings remaining <u>which have been extensively vandalised.</u></p> <p>Policy 33.7 Former Carpets of Worth AKR/20</p> <p><u>The site is allocated for residential development which should meet the following requirements:</u></p> <p>1. Proposals <u>The development</u> should provide for a mix of <u>residential</u> uses including residential, <u>together</u> with the potential for community facilities and a riverside footpath and <u>ecological green</u> corridor</p> <p><u>2.The d</u>Development should be sympathetic to the Stourport No.1 Conservation Area and the riverside setting</p>

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		<ol style="list-style-type: none"> 2. Development should be sympathetic to the Stourport No.1 Conservation Area and the riverside setting 3. Consideration should be given to retaining and repairing the Gatehouse and / or The White House as these are the sole link to the site's former use as a carpet factory 4. Any development on the site must reflect and complement the existing character and quality of the historic buildings to the west, and specifically the former route leading east from Lichfield Street towards the River Stour should be retained 5. Site layout should provide a clear and logical block structure that connects with Lichfield Street and provide private backs and public fronts to all streets and spaces 6. The site offers a major opportunity to buffer and enhance the major Green Infrastructure corridor associated with the River Stour and there are also opportunities for urban Green 	<p>3. Consideration should be given to retaining and repairing the Gatehouse and / or The White House as these are the sole link to the site's former use as a carpet factory</p> <p>4.3 Any development on the site must reflect and complement the existing character and quality of the historic buildings to the west, and specifically the former route leading east from Lichfield Street towards the River Stour should be retained</p> <p>5.4. The site layout should provide a clear and logical block structure that connects with Lichfield Street and provide private backs and public fronts to all streets and spaces</p> <p>6.5. The site offers a major The development should take the opportunity to buffer and enhance the major Green Infrastructure corridor associated with the River Stour and there are also opportunities for urban ensure Green Infrastructure connectivity with Severn Road</p> <p>7.6. Ecological surveys will be required prior to submission of any planning application and Ppotential for habitat creation along the river-bank should be investigated. There are together with opportunities for creating nesting opportunities places for owls and bats and provision for otters . These</p>

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		<p>Infrastructure connectivity with Severn Road</p> <p>7. Ecological surveys will be required prior to submission of any planning application</p> <p>8. Potential for habitat creation along the river bank should be investigated. There are opportunities for creating nesting opportunities for owls and bats</p> <p>9. Proposals should safeguard and enhance the natural assets provided by the River Stour whilst taking into account and mitigating against any flood risk. Control of drainage and pollution/SuDS should be a priority</p> <p>10. Proposals should ensure they incorporate appropriate remediation, building and drainage design in order to deal with any land contamination</p> <p>11. Proposals should take into consideration the Kidderminster and Stourport Urban and</p>	<p><u>ecological measures should be incorporated into the development where feasible.</u></p> <p>9-7. Proposals <u>The development</u> should safeguard and enhance the natural assets provided by the River Stour whilst taking into account and mitigating against any flood risk. Control of drainage and pollution/SuDS should be a priority</p> <p>10-8. Proposals <u>The development</u> should ensure they incorporate appropriate remediation, building and drainage design in order to deal with any land contamination</p> <p>11-9. Proposals <u>The development</u> should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>33.11 This site previously had planning approval for 159 dwellings in a scheme that included the refurbishment of the remaining buildings. This permission lapsed in 2016. The site owners marketed the site for residential redevelopment over the summer of 2018. The riverside office remaining buildings <u>are</u> is now so dilapidated that they it can no longer be refurbished. Any scheme on this site must be of the highest quality as this is a gateway site into Stourport-<u>on-Severn</u> from the new river crossing immediately to the south</p>

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		<p>Waterfront Strategic Development Corridor Green Infrastructure Concept Statement</p> <p>Reasoned Justification</p> <p>33.11 This site previously had planning approval for 159 dwellings in a scheme that included the refurbishment of the remaining buildings. This permission lapsed in 2016. The site owners marketed the site for residential redevelopment over the summer of 2018. The riverside office building is now so dilapidated that it can no longer be refurbished. Any scheme on this site must be of the highest quality as this is a gateway site into Stourport from the new river crossing immediately to the south of the site. The riverside should be an integral part of any proposals. Retaining open space and opening up public access to the riverside would bring benefits in terms of both flood flow routes and adding interest and improving access to the river.</p>	<p>of the site. The riverside should be an integral part of any proposals. Retaining open space and opening up public access to the riverside would bring benefits in terms of both flood flow routes and adding interest and improving access to the river.</p>
MM33.7	Policy 33.8	<p>Land west of former school site Coniston Crescent LI/11 (9.52Ha)</p> <p>33.12 This land was formerly part of the Burlish Golf Course which has ceased operations and is</p>	<p>Land west of former school site Coniston Crescent LI/11 (9.52Ha) <u>200 dwellings 2026-31</u></p> <p>33.12 This land was formerly part of the Burlish Golf Course which has ceased operations and is now returned to the</p>

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		<p>now returned to the District Council’s ownership. It is currently in the Green Belt and allocated as part of the Minster Road Outdoor Sports Area.</p> <p>Policy 33.8 Land west of former school site Coniston Crescent LI/11</p> <p>This site is removed from the Green Belt and allocated for residential development.</p> <ol style="list-style-type: none"> 1. Vehicular access to be taken from the Kingsway adjacent to allotments 2. Potential to provide parking for allotment users to be investigated as part of any proposal 3. Opportunities for pedestrian links from the site to existing residential developments to be explored 	<p>District Council’s ownership. It is currently in the Green Belt and allocated as part of the Minster Road Outdoor Sports Area.</p> <p>Policy 33.8 Land west of former school site Coniston Crescent LI/11</p> <p>This site is removed from the Green Belt and allocated for residential development <u>which should meet the following requirements:-</u></p> <ol style="list-style-type: none"> 1. Vehicular access to <u>should</u> be taken from the Kingsway adjacent to <u>the</u> allotments <u>2. The p</u> Potential to provide parking for allotment users to <u>should</u> be investigated as part of any proposal <u>and incorporated in the development where feasible</u> 3. Opportunities for pedestrian links from the site to existing residential developments to <u>should</u> be explored <u>to aid permeability and incorporated in the development where feasible</u> 4. SA substantial landscaping buffer to <u>should</u> be provided along <u>the</u> northern edge to form <u>a</u> new Green Belt boundary

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		<p>4. Substantial landscaping buffer to be provided along northern edge to form new Green Belt boundary</p> <p>5. Open space and green infrastructure should be integrated into the development in line with the Green Infrastructure Policy</p> <p>6. Layout of development should take into account the development site to the east and impacts on surrounding land uses</p> <p>7. Potential to recreate an area of acid grassland on site should be investigated</p> <p>Reasoned Justification</p> <p>33.13 This site would allow the ‘rounding-off’ of the settlement edge of Stourport. Significant landscaping will be required to limit the impact on the open landscape to the north. Acid grassland habitat has recently been successfully created on</p>	<p>5. Open space and green infrastructure should be integrated into the development in line with the Green Infrastructure Policy</p> <p>6.5 ¶The layout of the development should take into account the development site to the east and impacts on surrounding land uses</p> <p>7.6 Potential to recreate an area of acid grassland on site should be investigated <u>and incorporated into the development where feasible</u></p> <p>Reasoned Justification</p> <p>33.13 This site would allow the ‘rounding-off’ of the settlement edge of Stourport-on-Severn. Significant landscaping will be required to limit the impact on the open landscape to the north. Acid grassland habitat has recently been successfully created on the neighbouring Stourport Sports Club site and this land would also be suitable for a similar scheme. Development should be designed in conjunction with the neighbouring site <u>at Stourport High School M1/38 (Policy 33.16)</u>.</p>

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		the neighbouring Stourport Sports Club site and this land would also be suitable for a similar scheme. Development should be designed in conjunction with the neighbouring site MI/38.	
MM33.8	Policy 33.9	<p>County Buildings MI/1 (0.69Ha)</p> <p>33.14 This triangular shaped site on the northern edge of the town centre has frontages to Worcester Street to the north, Foundry Street to the east and Bewdley Road to the west. Lombard Street leads up to the southern corner of the site. It was home to a number of community uses, many of which have now vacated the site and relocated elsewhere in the town. The library, coroners court and police station now all occupy space in the Civic Centre. The Fire Station will be vacating the site once the recently approved Wyre Forest Emergency Services Hub is developed on Stourport Road Kidderminster. Stourport Health Centre is still to relocate to a replacement building within the town. It would be possible to redevelop the site in phases with the health centre in situ if required.</p>	<p>County Buildings MI/1 (0.69Ha) <u>40 dwellings 2021/26</u></p> <p>33.14 This triangular shaped site on the northern edge of the town centre has frontages to Worcester Street to the north, Foundry Street to the east and Bewdley Road to the west. Lombard Street leads up to the southern corner of the site. It was home to a number of community uses, many of which have now vacated the site and relocated elsewhere in the town. The library, coroners court and police station now all occupy space in the Civic Centre. The Fire Station will be vacating the site once the recently approved <u>has relocated to the</u> Wyre Forest Emergency Services Hub is developed on Stourport Road Kidderminster. Stourport Health Centre is still to relocate to a replacement building within the town. It would be possible to redevelop the site in phases with the health centre in situ if required. <u>is relocating to a new medical centre on Dunley Road in late 2021.</u></p> <p>Policy 33.9 County Buildings MI/1</p>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<p>Policy 33.9 County Buildings MI/1</p> <p>This site is allocated for residential development with the potential for community uses to remain on site.</p> <ol style="list-style-type: none"> 1. Development should reference historic townscape character alongside the canal and its transition to the early 20th Century residential development beyond the site 2. A street frontage to Foundry Street should be reintroduced and its scale, form and massing should respect the scale and orientation of the Listed Buildings lining Foundry Street 3. Development on the site should be sympathetic to the adjacent Staffordshire and Worcestershire Canal Conservation Area 	<p>This site is allocated for residential development with the potential for community uses to remain on site <u>which should meet the following requirements: -</u></p> <ol style="list-style-type: none"> 1. ¶The development should reference <u>the</u> historic townscape character alongside the canal and its transition to the early 20th Century residential development beyond the site 2. A street frontage to Foundry Street should be reintroduced and its scale, form and massing should respect the scale and orientation of the Listed Buildings lining Foundry Street 3. Development on the site should be sympathetic to the adjacent Staffordshire and Worcestershire Canal Conservation Area 4. Site <u>The</u> design <u>of the site</u> to should address differences in levels between Worcester Street (higher level) and Lombard Street. 5. As <u>The development should take the</u> opportunity should be taken to enhance existing Green Infrastructure permeability through the site and connect with the River Stour and Staffordshire and Worcestershire Canal Local Wildlife Sites' GI corridors 6. Building recording is required prior to <u>any</u> demolition <u>as the building is on the Historic Environment Record</u> <p>Reasoned Justification</p>

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		<p>4. Site design to address differences in levels between Worcester Street (higher level) and Lombard Street.</p> <p>5. An opportunity should be taken to enhance existing Green Infrastructure permeability through the site and connect with the River Stour and Staffordshire and Worcestershire Canal Local Wildlife Sites' GI corridors</p> <p>6. Building recording is required prior to demolition</p> <p>Reasoned Justification</p> <p>33.15 This triangular site would be ideal for a redevelopment for residential uses as it is now surrounded by housing on two sides and is located in the town centre.</p>	<p>33.15 This triangular site would be ideal for a redevelopment for residential uses as it is now surrounded by housing on two sides and is located in the town centre.</p>
MM33.9	Paragraph 33.18 Policy 33.10	<p>Baldwin Road MI/5 (1.79Ha)</p> <p>33.16 This site has had a number of planning approvals for residential development and is made up of several land parcels. A masterplan</p>	<p>Baldwin Road MI/5 (1.79Ha) <u>87-92 dwellings 2021-26</u></p> <p>33.16 This site has had a number of planning approvals for residential development (totalling 72 dwellings) and is made up of several land parcels. A masterplan has been provided</p>

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		<p>has been provided showing how the various planning approvals / applications link together to form a comprehensive redevelopment plan. The site contains a number of commercial uses, many of which have now ceased operations. The site is bounded by the Staffordshire and Worcestershire Canal and towpath to the north- west and Baldwin Road forms the eastern boundary. Rear gardens of dwellings in the Gilgal Conservation Area abut the western boundary.</p> <p>Policy 33.10 Baldwin Road MI/5</p> <p>This site is allocated for residential development.</p>	<p>showing how the various planning approvals / applications link together to form a comprehensive redevelopment plan. The site contains a number of commercial uses, many of which have now ceased operations. <u>Proposals are being drawn up by the developer to bring forward these remaining parcels with the potential to provide a further 15 - 20 dwellings.</u> The site is bounded by the Staffordshire and Worcestershire Canal and towpath to the north- west and Baldwin Road forms the eastern boundary. Rear gardens of dwellings in the Gilgal Conservation Area abut the western boundary.</p> <p>Policy 33.10 Baldwin Road MI/5</p> <p>This site is allocated for residential development.</p> <p><u>1 The affordable housing thresholds will be applied pro-rata to the entire site</u></p> <ol style="list-style-type: none"> 1 <u>2.</u>The development should avoid demolition of the historic cottages at 6 & 7 Baldwin Road and instead incorporate these into the scheme, including their curtilage and access 2 <u>3.</u>Proposals The development should retain and enhance the area of open space and integrate the scrub and woodland into the overall residential development

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<ol style="list-style-type: none"> 1. Development should avoid demolition of the historic cottages at 6 & 7 Baldwin Road and instead incorporate these into the scheme, including their curtilage and access 2. Proposals should retain and enhance the area of open space and integrate the scrub and woodland into the overall residential development 3. Green Infrastructure connections should be provided throughout the site to connect into the wider network 4. Links from site onto the adjacent canal towpath for walking and cycling trips into Stourport town centre and further afield should be provided 5. Proposals should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement 6. A holistic drainage strategy is required for the entire site 7. Proposals should ensure that buildings front onto Baldwin Road where possible 8. Proposals should ensure that development does not have an adverse impact on either the Gilgal Conservation Area or the Staffordshire and Worcestershire Canal Conservation Area 	<ol style="list-style-type: none"> 3 4. Green Infrastructure connections should be provided throughout the site to connect into the wider network 4 5. Links from the site onto the adjacent canal towpath for walking and cycling trips into Stourport-on-Severn town centre and further afield should be provided 5 6. Proposals should take into consideration the Kidderminster and Stourport Urban and Waterfront Strategic Development Corridor Green Infrastructure Concept Statement 6 7. A holistic drainage strategy is required for the entire site 7 8. Proposals The development should ensure that buildings front onto Baldwin Road where possible 8 9. Proposals should ensure that The development does should not have an adverse impact on either the Gilgal Conservation Area or the Staffordshire and Worcestershire Canal Conservation Area 9 10. Proposals The development should incorporate appropriate remediation, building and drainage design to deal with any potential contamination issues. <p>Reasoned Justification</p> <p>33.19 It is important that this site is dealt with holistically and does not come forward for development in a piecemeal fashion. Planning approval is in place for the majority of the</p>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<p>9. Proposals should incorporate appropriate remediation, building and drainage design to deal with any potential contamination issues.</p> <p>Reasoned Justification</p> <p>It is important that this site is dealt with holistically and does not come forward for development in a piecemeal fashion. Planning approval is in place for the majority of the site with a total of 54 dwellings approved under several different applications.</p>	<p>site with a total of 54 72 dwellings approved under several different applications.</p>
MM33.10	Paragraph 33.17 Policy 33.11 Reasoned Justification paragraph 33.18	<p>Steatite Way MI/6 (3.29Ha)</p> <p>The former Midland Industrial Plastics site is accessed from Bewdley Road at the entrance to Steatite Way housing estate. The adjacent site has recently been developed for housing. An</p>	Delete policy

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<p>application has been submitted for 106 dwellings on the site. In 2018 the site was sold to a national house builder. The rear of the site is adjacent to the Morgan Ceramics factory.</p> <p>Policy 33.11 Steatite Way MI/6 The site as shown on the Policies Map is allocated for residential development.</p> <ol style="list-style-type: none"> 1. Proposals should ensure that prior to development, appropriate noise mitigation measures are agreed to ensure compatibility of uses at this location. 2. Proposals should ensure they incorporate appropriate remediation, building and drainage design to deal with any contamination. 3. A functional Green Infrastructure corridor should be developed to link the existing GI assets on Lower Lickhill Road with those on Bewdley Road. <p>Reasoned Justification This site is cleared and has been allocated for residential development in the previous plan. Once noise mitigation measures are agreed, the site will be brought forward for development.</p>	
MM33.11	Policy 33.15	Land adjacent Rock Tavern Wilden Lane MI/24 (0.06Ha)	Land adjacent Rock Tavern Wilden Lane MI/24 (0.06Ha)

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<p>33.25 This plot is suitable for a small infill development of 2 dwellings. It is in the village of Wilden and is washed over by the Green Belt.</p> <p>Policy 33.15 Land adjacent Rock Tavern Wilden Lane MI/24</p> <ol style="list-style-type: none"> 1. Development to be designed to be sympathetic with adjoining terraced dwellings and nearby former railway viaduct 2. Development to adhere to adjacent building line with off-road parking provided in the adjacent terrace <p>Reasoned Justification</p> <p>33.26 This is a sensitive site that will be highly visible from both the road and the footpath on top of the viaduct. The design and layout of any housing here will need to be carefully designed not to impact negatively on the historic character of this part of Wilden Lane.</p>	<p>33.25 This plot is suitable for a small infill development of 2 dwellings. It is in the village of Wilden and is washed over by the Green Belt.</p> <p>Policy 33.15 Land adjacent Rock Tavern Wilden Lane MI/24</p> <ol style="list-style-type: none"> 1. Development to be designed to be sympathetic with adjoining terraced dwellings and nearby former railway viaduct 2. Development to adhere to adjacent building line with off-road parking provided in the adjacent terrace <p>Reasoned Justification</p> <p>33.26 This is a sensitive site that will be highly visible from both the road and the footpath on top of the viaduct. The design and layout of any housing here will need to be carefully designed not to impact negatively on the historic character of this part of Wilden Lane.</p>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
MM33.12	Policy 33.16	<p>School site Coniston Crescent MI/38 (0.88Ha)</p> <p>33.27 This former school site consists of redundant buildings and is surplus to education requirements. It is currently washed over Green Belt. It is proposed to removed the from the Green Belt and allocated for residential development.</p> <p>Policy 33.16 School site Coniston Crescent MI/38</p> <p>This site is removed from the Green Belt and allocated for residential development.</p> <ol style="list-style-type: none"> 1. Vehicular access to be taken from the Kingsway adjacent to allotments 2. Existing trees should be enhanced to develop a buffer between the existing dwellings on Coniston Crescent and new development 	<p>School site Coniston Crescent MI/38 (0.88 <u>3.64</u> Ha) <u>109 dwellings 2021-26</u></p> <p>33.27 This former school site consists of redundant buildings and is surplus to education requirements. It is currently washed over Green Belt. It is proposed to removed the from the Green Belt and allocated for residential development.</p> <p>Policy 33.16 School site Coniston Crescent MI/38</p> <p>This site is removed from the Green Belt and allocated for residential development <u>which should meet the following requirements:-</u></p> <ol style="list-style-type: none"> 1. Vehicular access to <u>should</u> be taken from the Kingsway adjacent to the allotments <u>or from Coniston Crescent</u> 2. E<u>The existing trees on the site should be supplemented enhanced</u> to develop a buffer between the existing dwellings on Coniston Crescent and the new development 3. An ecological appraisal should be submitted as part of any future planning application <u>and measures for the protection and enhancement of ecological interests should be incorporated in the development</u>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<p>3. An ecological appraisal should be submitted as part of any future planning application</p> <p>Reasoned Justification</p> <p>33.28 This site is surplus to educational requirements. It was, until recently, used as a sixth form block by the neighbouring Stourport High School. A new sixth form block has been provided elsewhere on site. The playing fields were part of the provision for Burlish Middle School which closed following the Wyre Forest schools' reorganisation in 2007. The High School exceeds the playing pitch requirement and also has agreement to use the Stourport Sports Club facilities on the adjacent land. A major rebuilding of the High School is required and the sale of this site will help towards the funding.</p>	<p>Reasoned Justification</p> <p>33.28 This site is surplus to educational requirements. It was, until recently, used as a sixth form block by the neighbouring Stourport High School. A new sixth form block has been provided elsewhere on site. The playing fields were part of the provision for Burlish Middle School which closed following the Wyre Forest schools' reorganisation in 2007. The High School <u>has in excess of exceeds</u> the playing pitch requirement and also has agreement to use the Stourport Sports Club facilities on the adjacent land. A major rebuilding of the High School is required and the sale of this site will help towards the funding. <u>Development should be designed in conjunction with the neighbouring site (see Policy 33.8)</u></p>

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MM33.13	Policy 33.17	<p>Firs View Yard Wilden Lane MI/36 (0.41Ha)</p> <p>33.29 This site lies partly within the Wilden Marsh and Meadows SSSI and is adjacent to the River Stour floodplain SSSI. It is currently in use as a gypsy site with inhabited caravans. A vehicle storage and reclamation business is run from the yard. Much of the site is naturally regenerated wet woodland which is dominated by alder, silver birch and willow. This allocation will regularise the use.</p> <p>Policy 33.17 Firs View Yard Wilden Lane MI/36</p> <p>The land as shown on the Policies Map is allocated as a private gypsy site for 4 pitches.</p> <ol style="list-style-type: none"> Measures should be put in place to prevent surface water and pollutants washing off the yard into the surrounding highly sensitive habitat 	<p>Firs View Yard Wilden Lane MI/36 (0.41Ha) <u>4 pitches for Gypsies and Travellers</u></p> <p>33.29 This site lies partly within the Wilden Marsh and Meadows SSSI and is adjacent to the River Stour floodplain SSSI. <u>Most of the site lies within flood zones 2 or 3.</u> It is currently in use as a gypsy site with inhabited caravans. A vehicle storage and reclamation business is run from the yard. Much of the site is naturally regenerated wet woodland which is dominated by alder, silver birch and willow. This allocation will regularise the use.</p> <p>Policy 33.17 Firs View Yard Wilden Lane MI/36</p> <p>The land as shown on the Policies Map is allocated as a private gypsy site for 4 pitches <u>which should meet the following requirements:-</u></p> <ol style="list-style-type: none"> Measures should be put in place to prevent surface water and pollutants washing off the yard into the surrounding highly sensitive habitat Fencing around the yard should be retained and maintained <u>The n</u>Number of pitches should be restricted <u>to 4</u> and they should be located along the edge of the site nearest to the road <u>which lies outside the floodplain</u>

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		<p>2. Fencing around the yard should be retained and maintained</p> <p>3. Number of pitches should be restricted and they should be located along the edge of the site nearest to the road</p> <p>4. External lighting should be restricted to protect light sensitive habitats</p> <p>5. No trees are to be removed from the site boundary</p> <p>6. Full ecological survey will be required to inform site layout and recommend biodiversity enhancements. This should include a full bat survey</p> <p>Reasoned Justification</p> <p>33.30 A carefully controlled change of use could deliver significant improvements to the site and enhance the SSSI. This allocation regularises an existing use.</p>	<p>4. External lighting should be restricted to protect light sensitive habitats</p> <p>5. No trees are to be removed from the site boundary</p> <p>6. FA full ecological survey will be required to inform the site layout and recommend biodiversity enhancements. This should include a full bat survey</p> <p>Reasoned Justification</p> <p>33.30 A carefully controlled change of use can could deliver significant improvements to the site and enhance the SSSI. This allocation regularises an existing use. No further caravan pitches should be provided on this site as they are classed as Highly Vulnerable in the floodplain</p>
MM33.14	Policy 33.18	Parsons Chain MI/3 (2.88Ha)	Parsons Chain MI/3 (2.88Ha) <u>100 dwellings plus care home 2026-31</u>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<p>33.31 This site was a former chain making factory. The site was cleared of buildings around 10 years ago. It is dominated by the former railway embankment that forms its eastern boundary. This was previously safeguarded as a route for the Stourport Relief Road. It abuts the Hartlebury Common SSSI at its southern tip. Natural woodland has generated along the length of the former railway line. It is currently used as a storage compound for the Birmingham Pipeline Resilience Project.</p> <p>Policy 33.18 Parsons Chain MI/3 This site is allocated for a mix of uses including C2 (care home), employment plus some residential</p> <ol style="list-style-type: none"> 1. Land will be required to provide a new link from Hartlebury Road through to Worcester Road to relieve the bottleneck at the adjacent traffic island 	<p>33.31 This site was a former chain making factory. The site was cleared of buildings around 200810 years ago. It is dominated by the former railway embankment that forms its eastern boundary. This was previously safeguarded as a route for the Stourport Relief Road. It abuts the Hartlebury Common SSSI at its southern tip. Natural woodland has <u>re</u>generated along the length of the former railway line. It is currently The site has most recently been used as a storage compound for the Birmingham Pipeline Resilience Project.</p> <p>Policy 33.18 Parsons Chain MI/3</p> <p>This site is allocated for a mix of uses including <u>residential development including a care home (Class C2 (care home), employment plus some residential</u> which should meet the following requirements:</p> <ol style="list-style-type: none"> 1. Land will be required to provide a new link from Hartlebury Road through to Worcester Road to relieve the bottleneck at the adjacent traffic island 1. <u>The layout of the development should take account of the adjacent employment uses to ensure that any development does not prejudice their viability.</u>

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		<p>2. The Grade II listed house to the NW of the site should be buffered from any development by additional landscaping. Building heights should respect the setting of this Listed Building</p> <p>3. The railway embankment should be retained as an important green corridor and recreational route</p> <p>Reasoned Justification</p> <p>33.32 Further ecological appraisal of this site is set out in the Evidence Base. The railway embankment has been safeguarded as the route of the Stourport Relief Road for many years. This scheme is no longer in Worcestershire County Council's transport plan. The silver birch</p>	<p>2.The Grade II listed house to the NW of the site should be buffered from any development by additional landscaping. Building heights on the new development should respect the setting of this Listed Building</p> <p>3.The railway embankment should be retained as an important green corridor and recreational route</p> <p>Reasoned Justification</p> <p>33.32 Further ecological appraisal of this site is set out in the eEvidence Base for the Plan. The railway embankment has been safeguarded as the route of the Stourport Relief Road for many years. This scheme is no longer in Worcestershire County Council's transport plan. The silver birch woodland along the top of the embankment is important as both a wildlife corridor and a recreational route and helps to deflect footfall from the more sensitive adjacent SSSI at Hartlebury Common. The site is required for an additional link road to relieve severe traffic congestion around the neighbouring junction. This will limit the amount of available land for development. Approximately 1Ha could be developed for employment uses (B1,B2 & B8).</p>

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		woodland along the top of the embankment is important as both a wildlife corridor and a recreational route and helps to deflect footfall from the more sensitive adjacent SSSI at Hartlebury Common. The site is required for an additional link road to relieve severe traffic congestion around the neighbouring junction. This will limit the amount of available land for development. Approximately 1Ha could be developed for employment uses (B1,B2 & B8).	
MM33.15	Policy 33.19	<p>North of Wilden Lane Industrial Estate MI/18 (0.22Ha)</p> <p>33.33 This site has a certificate of lawfulness for open storage not associated with agriculture and is currently within the Green Belt. The site will be removed from the Green belt and formally allocated it as part of the Wilden Industrial Estate employment area.</p> <p>Policy 33.19 North of Wilden Lane Industrial Estate MI/18</p> <p>The land is removed from the Green Belt and allocated for employment uses (B1, B2 and B8).</p>	<p>North of Wilden Lane Industrial Estate MI/18 (0.22Ha) <u>employment development</u></p> <p>33.33 This site has a certificate of lawfulness for open storage not associated with agriculture and is currently within the Green Belt. The site is will be removed from the Green belt and formally allocated it as part of the Wilden Industrial Estate employment area.</p> <p>Policy 33.19 North of Wilden Lane Industrial Estate MI/18</p> <p>The land is removed from the Green Belt and allocated for employment uses (B1, <u>light industrial</u>, Classes B2 and B8) <u>which should meet the following requirements:-</u></p>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
		<ol style="list-style-type: none"> 1. Access to be taken from existing access serving Wilden Pool 2. Additional tree screening should be provided around the site 3. Any future buildings on the site should be limited in height to prevent visual intrusion of views across the Stour Valley 4. Run-off, noise and light should be carefully controlled to protect the adjacent River Stour Flood Plain SSSI 5. Trees on site must be protected as they form part of the River Stour ecological corridor 6. A detailed ecological survey will be required prior to any further development on site <p>Reasoned Justification</p> <p>33.34 This site has had a certificate of lawfulness for open storage since 2005 and is part of the</p>	<ol style="list-style-type: none"> 1. The aAccess to should be taken from the existing access serving Wilden Pool 2. Additional tree screening should be provided around the site 3. Any future buildings on the site should be limited in height to prevent visual intrusion of of into views across the Stour Valley 4. RSurface water run-off, noise and lighting should be carefully controlled to protect the adjacent River Stour Flood Plain SSSI 5. Trees on the site must be protected as they form part of the River Stour ecological corridor 6. A detailed ecological survey will be required prior to inform any proposals for any further development on the site <p>Reasoned Justification</p> <p>33.34 This site has had a certificate of lawfulness for open storage since 2005 and is part of the wider Wilden Industrial Estate employment area. This allocation regularises the situation.</p>

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		wider Wilden Industrial Estate employment area. This allocation regularises the situation.	
MM33.16	Policy 33.20	<p>Wilden Lane Industrial Estate MI/33 (0.34Ha)</p> <p>33.35 There is a large vacant plot adjacent to the main entrance to the industrial estate which is safeguarded as a potential expansion plot for the neighbouring firm. This site is located opposite a row of cottages included on the Local Heritage List and sits within the plain of the River Stour.</p> <p>Policy 33.20 Wilden Lane Industrial Estate MI/33</p> <ol style="list-style-type: none"> 1. There will be a need for careful consideration of the layout, design, scale and materials used within any development to ensure that the 	<p>Wilden Lane Industrial Estate MI/33 (0.34Ha) <u>employment development</u></p> <p>33.35 There is a large vacant plot adjacent to the main entrance to the industrial estate which is safeguarded as a potential expansion plot for the neighbouring firm. This site is located opposite a row of cottages included on the Local Heritage List and sits within the plain of the River Stour.</p> <p>Policy 33.20 Wilden Lane Industrial Estate MI/33</p> <p><u>This site is allocated for employment development (light industrial, B2 and B8) which should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1 There will be a need for <u>Any development of this site should contribute positively to this location through careful consideration of the layout, design, scale and materials used in its construction within any development to ensure that the development contributes positively to this location</u>

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		<p>development contributes positively to this location</p> <p>2. Development should be well-screened from the residential dwellings opposite on Wilden Lane</p> <p>Reasoned Justification</p> <p>33.36 This site is the last remaining unused parcel on the industrial estate. As the gateway site, the design should be carefully considered.</p>	<p>2. Development should be well-screened from the residential dwellings opposite on Wilden Lane</p> <p>Reasoned Justification</p> <p>33.36 This site is the last remaining unused parcel on the industrial estate. As the gateway site, the design should be carefully considered.</p>

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Section of Local Plan: Chapter 33 - Stourport-on-Severn			
33.17	Policy 33.21	<p>Other Allocations</p> <p>Minster Road Outdoor Sports Area</p> <p>33.37 The Council will continue to safeguard an area shown on the Policies Map north-west of Minster Road, Stourport-on-Severn for outdoor sports use. This area is washed over Green Belt and has an important function in terms of sports facilities as well as preventing Kidderminster and Stouport-on-Severn from merging together.</p> <p>Policy 33.21 Minster Road Outdoor Sports Area</p> <ol style="list-style-type: none"> Proposals for the development of outdoor sports facilities will be encouraged within this area subject to compatibility with Green Belt and landscape policies. Proposals will be delivered via developer contributions and other funding sources in 	<p>Other Allocations</p> <p>Minster Road Outdoor Sports Area</p> <p>33.37 The Council will continue to safeguard an area shown on the Policies Map north-west of Minster Road, Stourport-on-Severn for outdoor sports use. This area lies within the is washed over Green Belt and has an important function in terms of sports facilities as well as preventing Kidderminster and Stourport-on-Severn from merging together.</p> <p>Policy 33.21 Minster Road Outdoor Sports Area</p> <ol style="list-style-type: none"> Proposals for the development of outdoor sports facilities will be encouraged within this area subject to compatibility with Green Belt and landscape and nature conservation policies. Proposals will be delivered via developer contributions and other funding sources and will be informed by in accordance with the Playing Pitch Strategy and Built Sports Facilities Strategy. <p>Reasoned Justification</p>

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		<p>accordance with the Playing Pitch Strategy and Built Sports Facilities Strategy.</p> <p>Reasoned Justification</p> <p>33.38 Approximately 75 hectares of Green Belt land between Kidderminster and Stourport-on-Severn will be safeguarded for outdoor sports and recreation. Until 2016, much of the site was in use as a golf course. The site returned to local authority ownership in June 2018. The Wyre Forest Golf Facility Review (2019) sets out why this course is considered to be surplus to requirements. Parts of the site have now been brought under management by the Council's ranger service to be managed as a nature reserve as part of a long term vision to create a Country Park. This part of the site will be managed as an extension to the adjacent Burlish Top Nature Reserve. The land has been made available for public access with footpaths, signage, gates and fencing. Cattle have also been brought to graze the wildflower meadow.</p>	<p>33.38 Approximately 75-77 hectares of Green Belt land between Kidderminster and Stourport-on-Severn will be safeguarded for outdoor sports and recreation. Until 2016, much of the site was in use as a golf course. The site returned to local authority ownership in June 2018. The Wyre Forest Golf Facility Review (2019) sets out why this course is considered to be surplus to requirements. Parts of the site have now been brought under management by the Council's ranger service to be managed as a nature reserve as part of a long term vision to create a Country Park. This Part of the site will be managed as an extension to the adjacent Burlish Top Nature Reserve. The land has been made available for public access with footpaths, signage, gates and fencing. Cattle have also been brought in to graze the wildflower meadow. A proposal to develop a 3.24km cycling route on land to the south of Kingsway is also being discussed with British Cycling. Any funding secured would be match funded from S106 contributions. There are also plans to create a new area of woodland on 10 ha in conjunction with the Woodland Trust. A visitor car park will be has been provided adjacent to the Kingsway. Existing sports facilities include a number of football pitches adjacent to Minster Road and the extensive facilities at Stourport Sports Club including netball courts (some under cover) hockey/football pitches (artificial grass pitches), cycling track and athletics tracks.</p>

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		<p>A proposal to develop a 3.24km cycling route on land to the south of Kingsway is also being discussed with British Cycling. Any funding secured would be match funded from S106 contributions. There are also plans to create a new area of woodland on 10 ha in conjunction with the Woodland Trust. A visitor car park will be provided adjacent to the Kingsway. Existing sports facilities include a number of football pitches adjacent to Minster Road and the extensive facilities at Stourport Sports Club including netball courts (some under cover) hockey pitches, cycling track and athletics tracks.</p>	

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
MM34.1	Policy 34 and paras.34.1-4		Delete
MM34.2	Policy 34.1	<p>Bewdley Fire Station BR/BE/1 (0.2Ha)</p> <p>34.5 The site of Bewdley Fire Station and the vacant plot to the rear is allocated for the development of residential apartments. This site is located in the centre of the Conservation Area and is surrounded by Listed Buildings and town centre car parking. Part of the land was formerly occupied by the medical centre which has relocated to a new building on part of the Dog Lane car park.</p> <p>Policy 34.1 - Bewdley Fire Station BR/BE/1</p> <p>This site is allocated for residential development.</p> <ol style="list-style-type: none"> Proposals for this site should address and mitigate against flood risk. Part of this site is located in flood zone 3 (defended by demountable barriers) and flood zone 2 	<p>Bewdley Fire Station BR/BE/1 (0.2Ha) <u>Mixed use with 6 dwellings 2021-26</u></p> <p>34.5 The site of Bewdley Fire Station and the vacant plot to the rear is allocated for a foodstore with for the development of residential apartments above. This site is located in the centre of the Conservation Area and is surrounded by Listed Buildings and town centre car parking. Part of the land was formerly occupied by the medical centre which has relocated to a new building on part of the Dog Lane car park.</p> <p>Policy 34.1 - Bewdley Fire Station BR/BE/1</p> <p>This site is allocated for a foodstore and residential development which should meet the following requirements:</p> <ol style="list-style-type: none"> Proposals for this site The development should address and mitigate against and provide betterment to flood risk. Part of this site is located in flood zone 3 (defended by demountable barriers) and flood zone 2 (undefended). There should be no habitable rooms at ground floor level. Contributions to flood defence maintenance / improvements and flood warning may

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		<p>(undefended). There should be no habitable rooms at ground floor level.</p> <p>2. Proposals should be sympathetic to its location within Bewdley Conservation Area and the many listed buildings nearby. It should respect the scale, morphology and materials of the Conservation Area.</p> <p>3. Development on the site should utilise the change in levels across the site to reduce the overall height of the built form, so that the impact on designated assets on the opposite side of Dog Lane is reduced to a minimum.</p> <p>4. The impact of development on views across the town from the north, towards the church tower, and across the town from the Bridge should be analysed and</p>	<p><u>be required. A site-specific Flood Risk Assessment should determine levels with Climate Change allowances and take into account defence overtopping scenarios</u></p> <p>2. <u>The development</u> Proposals should be sympathetic to <u>nearby Heritage Assets including the Conservation Area and Listed Buildings</u>.its location within Bewdley Conservation Area and the many listed buildings nearby. It should respect the scale, morphology and materials of the Conservation Area.</p> <p>3. Development on the site should utilise the change in levels across the site to reduce the overall height of the built form, so that <u>any</u> the impact on designated assets on the opposite side of Dog Lane is reduced to a minimum.</p> <p>4. The impact of development on views across the town from the north, towards the church tower, and across the town from the Bridge should be analysed and used to determine the form of any new buildings on the site.</p> <p>5. Any landscaping should be sympathetic with existing soft landscaping and private gardens nearby.</p> <p>6. <u>5.</u> A programme of archaeological works will be required and that should include building recording, townscape assessment, and <u>including</u> below ground archaeological investigations. Archaeological assessment should accompany or be incorporated</p>

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		<p>used to determine the form of any new buildings on the site.</p> <p>5. Any landscaping should be sympathetic with existing soft landscaping and private gardens nearby.</p> <p>6. A programme of archaeological works will be required and that should include building recording, townscape assessment, and below ground archaeological investigations. Archaeological assessment should accompany or be incorporated into a Heritage Statement submitted with the planning application to identify the significance of on site assets that may be affected and to assess the impact of development on them and their settings.</p> <p>Reasoned Justification</p> <p>34.6 Redevelopment of this vacant site will need to be sympathetically designed to fit in with the surrounding Conservation Area and the many listed buildings. As a town centre</p>	<p>into a Heritage Statement submitted with the planning application to identify the significance of on-site assets that may be affected and to assess the impact of development on them and their settings.</p> <p>Reasoned Justification</p> <p>34.6 Redevelopment of this vacant site will need to be sympathetically designed to fit in with the surrounding Conservation Area and the many listed buildings. As a town centre plot, it is a very sustainable location to redevelop for residential uses <u>and an element of retail on the ground floor.</u></p>

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		plot, it is a very sustainable location to redevelop for residential uses.	
MM34.3	Policy 34.2	<p>Stourport Road Triangle WA/BE/1 (3.34Ha)</p> <p>34.7 The land bounded by Stourport Road (B4195), Bewdley Bypass (A456), the Severn Valley Railway and the access track to Sandbourne House is removed from the Green Belt and allocated for residential development. This triangular shaped field is currently used for animal grazing and was formerly in arable use. The site is proposed to deliver up to 100 homes, an access onto Stourport Road, public open space, landscaping and planting and pedestrian/cycle links to Bewdley town centre.</p> <p>Policy 34.2 - Stourport Road Triangle WA/BE/1</p> <p>The parcel of land is removed from the Green Belt and allocated for residential development.</p>	<p>Stourport Road Triangle WA/BE/1 (3.34Ha) 100 dwellings 2021-26</p> <p>34.7 The land bounded by Stourport Road (B4195), Bewdley Bypass (A456), the Severn Valley Railway and the access track to Sandbourne House is removed from the Green Belt and allocated for residential development. This triangular shaped field is currently used for animal grazing and was formerly in arable use. The site is proposed to deliver up to allocated for approximately 100 homes, an with access onto from Stourport Road, public open space, landscaping and planting and pedestrian/cycle links to Bewdley town centre.</p> <p>Policy 34.2 - Stourport Road Triangle WA/BE/1</p> <p>The parcel of land is removed from the Green Belt and allocated for residential development. <u>which should meet the following requirements:</u></p> <ol style="list-style-type: none"> <u>Vehicular access should be taken from Stourport Road</u> <u>The northern part of the site adjacent to the Severn Valley Railway viaduct should remain as open space with no built development. This as this is the site of the former</u>

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
		<ol style="list-style-type: none"> 1. Northern part of site adjacent Severn Valley Railway viaduct should remain as open space with no built development. This is the site of the former walled garden (non-designated heritage asset). The wall to the former walled garden of Sandbourne House is to remain intact with the existing gate in the wall used to provide pedestrian access into the site 2. Development should respect the setting of the locally listed viaduct (northern boundary) and coach house and barn (west of site) 3. Development should be designed to minimise adverse impact on both the SVR and Bewdley Conservation Area. Building heights should be restricted to 2 storeys to minimise impact on views from/to Winterdyne House (Grade II*) 4. Enhanced green infrastructure should be provided alongside the Riddings Brook with a buffer strip provided alongside 5. SuDS should be provided on-site to deal with additional surface water run-off. These can be used to enhance amenity areas and provide wildlife habitats. 	<p>walled garden (non-designated heritage asset). The wall to the former walled garden of Sandbourne House is to remain intact with the existing gate in the wall used to provide pedestrian access into the site</p> <ol style="list-style-type: none"> 2. 3. ØThe development should respect the setting of the locally listed viaduct (northern boundary) and coach house and barn (to west of site) 3. 4. ØThe development should be designed to minimise any adverse impact on both the Severn Valley Railway and Bewdley Conservation Area. Building heights should be restricted to the equivalent of 2 storeys to minimise impact on views from/to Winterdyne House (Grade II*) surrounding heritage assets 4 5. Enhanced green infrastructure should be provided alongside the Riddings Brook with a buffer strip provided alongside the brook 5 SuDS should be provided on-site to deal with additional surface water run-off. These can be used to enhance amenity areas and provide wildlife habitats. 6 A detailed site specific flood risk assessment should be undertaken to confirm the extent and depths of flooding in the future and ensure that finished floor levels will be above any future flooding levels

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		<p>6. A detailed site specific flood risk assessment should be undertaken to confirm the extent and depths of flooding in the future and ensure that finished floor levels will be above any future flooding levels</p> <p>7. Enhanced landscaping should be provided along the site boundaries to provide noise buffering. Hedgerows should be protected and enhanced, especially along the northern boundary to promote connectivity to nearby woodland</p> <p>8. Enhanced landscaping should be provided along the site boundaries to provide noise buffering. Hedgerows should be protected and enhanced, especially along the northern boundary to promote connectivity to nearby woodland</p>	<p>7 <u>6. Enhanced landscaping should be provided along the site boundaries to provide noise buffering. A noise survey should be undertaken to establish existing background noise levels across the site and to mitigate noise impact from road traffic. Should the findings of the survey indicate that these may adversely impact upon the amenity of new residents, then measures should be incorporated within the development to mitigate against this.</u></p> <p>8 <u>7. Enhanced landscaping should be provided along the site boundaries to provide noise buffering. Hedgerows should be protected and supplemented enhanced, especially along the northern boundary to promote connectivity to nearby woodland</u></p> <p>Reasoned Justification</p> <p>34.8 This site lies opposite the town's leisure centre and the adjacent schools. It also has easy access by foot to the town centre shops and medical facilities. <u>The site is in a sustainable location and can help meet the housing requirement for Bewdley.</u> It has good access to the wider footpath network and surrounding open countryside. <u>The restriction imposed on building height would still allow for a third storey within the roof space if required but will not</u></p>

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
		<p>Reasoned Justification</p> <p>34.8 This site lies opposite the town's leisure centre and the adjacent schools. It also has easy access by foot to the town centre shops and medical facilities. It has good access to the wider footpath network and surrounding open countryside.</p>	<p><u>impact adversely on the wider landscape and the setting of the Conservation Area and key heritage assets.</u></p>
MM34.4	Policy 34.3	<p>Catchem's End WA/BE/3 (5.61Ha)</p> <p>34.9 These two parcels of land are in the control of a national house builder. Both parcels are taken out of the Green Belt. The eastern parcel is allocated for approximately 75 dwellings with the western parcel kept free of built development and zoned for public open space. The area nearest to the roundabout will be kept free of development to protect the openness of the landscape at this location. The site is bounded by</p>	<p><u>Catchem's End WA/BE/3 (3.265-61Ha) 80 dwellings 2021-26</u></p> <p>34.9 These two parcels of land are in the control of a national house builder. Both parcels are taken out of the Green Belt. The eastern parcel is allocated for approximately 75 dwellings with the western parcel kept free of built development and zoned for public open space. The area nearest to the roundabout will be kept free of development to protect the openness of the landscape at this location. The site is bounded by a sandstone wall along the length of Kidderminster Road.</p>

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		<p>a sandstone wall along the length of Kidderminster Road.</p> <p>Policy 34.3 - Catchem's End WA/BE/3</p> <ol style="list-style-type: none"> 1. The eastern parcel of land is allocated for residential development 2. Access will be taken from Kidderminster Road. Part of the existing boundary wall should be removed only in order to give the required visibility splay 3. The area nearest the roundabout should be left undeveloped with appropriate landscaping used to soften the visual impact. The parkland character should be retained where possible 	<p>Policy 34.3 - Catchem's End WA/BE/3</p> <ol style="list-style-type: none"> 1. The eastern parcel of land <u>site</u> is allocated for residential development which should meet the following requirements: 2. <u>1. Access will be taken from Kidderminster Road. This access should not obstruct or cause loss of the existing layby as this provides residential parking and a pull-in for bus services.</u> Part of the existing boundary wall should be removed only in order to give provide the required visibility splay <u>and access into the site. Any trees that are removed to facilitate site access should be replaced by new tree planting on site.</u> 3. <u>2. The area nearest the roundabout should be left undeveloped with appropriate landscaping green and blue infrastructure to retain an open aspect and help used to soften the visual impact of the development from wider views within the Green Belt.</u> The parkland character should be retained where possible 4. <u>3. An appropriate</u> play area should be provided as part of the open space provision 5. <u>4. The s</u>Site boundaries should be buffered and enhanced to benefit Green Infrastructure connectivity. The m <u>Mature</u> broadleaved trees along <u>the site boundaries</u> should be retained <u>where possible</u> to help screen the development

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
		<p>4. A play area should be provided as part of the open space provision</p> <p>5. Site boundaries should be buffered and enhanced to benefit Green Infrastructure connectivity. Mature broadleaved trees along boundary should be retained to help screen the development</p> <p>6. Building heights should be limited to 2 – 2.5 storeys to limit impact on setting of All Saints Wribbenhall and Churchyard (Grade II)</p> <p>7. The western site parcel is allocated as open space. The potential to use some of this land for allotments should be explored with the Town Council</p> <p>8. The opportunity to open up Riddings Brook should be investigated</p>	<p>6. 5. Building heights should be limited to 2 – 2.5 storeys to limit minimise any detrimental impact on the setting of All Saints Wribbenhall and Churchyard (Grade II Listed)</p> <p>7. The western site parcel is allocated as open space. The potential to use some of this land for allotments should be explored with the Town Council</p> <p>8. The opportunity to open up Riddings Brook should be investigated</p> <p>9. A footpath/cycle link should be provided alongside the Brook to link in with the existing local footpath network</p> <p>6. A noise survey should be undertaken to establish existing background noise levels across the site and to mitigate noise impact from road traffic. Should the findings of the survey indicate that these may adversely impact upon the amenity of new residents, then measures should be incorporated within the development to mitigate against this.</p> <p>10.7. The possibility of providing a footpath/cycle link to rear of Lodge Close through the wet woodland should be explored and facilitated through this development, if feasible. This would connect the new housing with the wider footpath network open space on the western parcel. Access into the wet woodland between the 2</p>

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
		<p>9. A footpath/cycle link should be provided alongside the Brook to link in with the existing local footpath network</p> <p>10. The possibility of providing a footpath/cycle link to rear of Lodge Close through the wet woodland should be explored. This would connect the new housing with the open space on the western parcel. Access into the wet woodland between the 2 sites should be limited to this link path to protect the sensitive habitat</p> <p>11. Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences</p>	<p>sites should be limited to this link path to protect the sensitive habitat</p> <p>11. Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences</p> <p>Reasoned Justification</p> <p>34.10 This development will maintain the parkland setting at this gateway into Bewdley. It will provide opportunities to link into the wider footpath network. A robust Green Belt boundary is formed by the surrounding road network. <u>The site is in a sustainable location and can help meet the housing requirement for Bewdley. Planning contributions from this development will help to bring forward improvements to the adjoining site to the rear of Lodge Close.</u></p>

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
		<p>Reasoned Justification</p> <p>34.10 This development will maintain the parkland setting at this gateway into Bewdley. It will provide opportunities to link into the wider footpath network. A robust Green Belt boundary is formed by the surrounding road network.</p>	
MM34.5	Policy 34.4	<p>Land South of Habberley Road WA/BE/5 (1.71Ha)</p> <p>34.11 This site consists of paddocks and is bounded by the Habberley Road (B4190) to the north, dwellings on New Road to the west and the A456 to the south. To the east lie the grounds of a hotel. A dwelling and its associated outbuildings are situated in the south western corner of the site. It is currently in the Green Belt. The site is at a lower level than the A456. An electricity substation is immediately adjacent to the SE corner of the site.</p>	<p>Land South of Habberley Road WA/BE/5 (1.71Ha) <u>41 dwellings 2021-26</u></p> <p>34.11 This site consists of paddocks and is bounded by the Habberley Road (B4190) to the north, dwellings on New Road to the west and the A456 to the south. To the east lie the grounds of a hotel. A dwelling and its associated outbuildings are situated in the south western corner of the site. It is currently in the Green Belt. The site is at a lower level than the A456. An electricity substation is immediately adjacent to the <u>south-east</u> SE corner of the site.</p> <p>Policy 34.4 - Land south of Habberley Road WA/BE/5</p>

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Section of Local Plan: Chapter 34 - Bewdley Site Allocations			
		<p>Policy 34.4 - Land south of Habberley Road WA/BE/5</p> <p>The land shown on the Policies Map is removed from the Green Belt and allocated for residential development</p> <ol style="list-style-type: none"> 1. Development should respect the scale, morphology and materials of the adjacent historic suburban character 2. Site access is to be taken from Habberley Road 3. Well established trees and hedgerows should be retained and extended north to connect with the hedgerow along the B4190 and provide screening to the development from the hotel grounds 4. The potential to open up the existing highway drain to form part of the Green Infrastructure provision should be explored 	<p>The <u>site</u> land shown on the Policies Map is removed from the Green Belt and allocated for residential development <u>which should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1. <u>The d</u>Development should respect the scale, morphology and materials of the adjacent historic suburban character 2. <u>The s</u>Site access is to be taken from Habberley Road <u>with the existing trees/hedgerow retained along this northern boundary except where removal is required for a visibility splay</u> 3. Well established trees and hedgerows <u>on the site</u> should be retained/<u>supplemented</u> and <u>new planting should be</u> extended north to connect with the hedgerow along the B4190 and provide screening <u>to of</u> the development from the hotel grounds. <u>The development should provide robust landscaping to the eastern boundary</u> 4. The potential to open up the existing highway drain to form part of the Green Infrastructure provision should be explored <u>as part of the development proposals and implemented, if feasible</u> 5. <u>Provision of a new footpath connecting the development to Kidderminster Road should be explored as part of the development proposals and implemented, if feasible</u> <p>Reasoned Justification</p>

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		<p>Reasoned Justification</p> <p>34.12 This site will have a substantial area of green infrastructure running along its eastern edge. This will both help to mark the new Green Belt edge and provide an area of green space that could readily absorb any potential surface water flow.</p>	<p>34.12 This site will have a substantial area of green infrastructure running along its eastern edge. This will both help to mark the new Green Belt edge and provide an area of green space that could readily absorb any potential surface water flow. <u>The site is in a sustainable location and can help meet the housing requirement for Bewdley.</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text						Proposed Main Modification																																											
Section of Local Plan: Chapter 35 - Previously Developed Sites in the Green Belt																																																			
MM35.1	Table 35.0.1	<table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site description</th> <th>Use</th> <th>Indicative no .dwel lings /emp loym ent land (Ha)</th> <th>Gross Site Area (Ha)</th> <th>Rem oved from Gree n Belt?</th> </tr> </thead> <tbody> <tr> <td></td> <td>Rush ock Tradi ng Estat e</td> <td>E</td> <td>14.5 Ha</td> <td>14.5</td> <td>N</td> </tr> <tr> <td></td> <td>West Midla nd Safari Park</td> <td>M</td> <td></td> <td>92.0</td> <td>N</td> </tr> <tr> <td>WFR/ST/9</td> <td>Cursl ey Distri butio n Park</td> <td>E</td> <td>9.98 Ha</td> <td>9.98</td> <td>N</td> </tr> </tbody> </table>	Site Ref	Site description	Use	Indicative no .dwel lings /emp loym ent land (Ha)	Gross Site Area (Ha)	Rem oved from Gree n Belt?		Rush ock Tradi ng Estat e	E	14.5 Ha	14.5	N		West Midla nd Safari Park	M		92.0	N	WFR/ST/9	Cursl ey Distri butio n Park	E	9.98 Ha	9.98	N	<table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site deseri ptio n</th> <th>Use</th> <th>Indic ative no .dwel lings /emp loym ent land (Ha)</th> <th>Gross Site Area (Ha)</th> <th>Rem oved from Gree n Belt?</th> </tr> </thead> <tbody> <tr> <td></td> <td>Rush ock Tradi ng Estat e</td> <td>E</td> <td>14.5 Ha</td> <td>14.5</td> <td>N</td> </tr> <tr> <td></td> <td>West Midla nd Safari Park</td> <td>M</td> <td></td> <td>92.0</td> <td>N</td> </tr> <tr> <td>WFR/ST/9</td> <td>Cursl ey Distri butio n Park</td> <td>E</td> <td>9.98 Ha</td> <td>9.98</td> <td>N</td> </tr> </tbody> </table> <p><u>There are a number of sites that are considered to be 'Previously Developed Sites' in the Green Belt which lie within Wyre Forest District. The largest of these sites have site specific policies which identify acceptable uses within these locations.</u></p>	Site Ref	Site deseri ptio n	Use	Indic ative no .dwel lings /emp loym ent land (Ha)	Gross Site Area (Ha)	Rem oved from Gree n Belt?		Rush ock Tradi ng Estat e	E	14.5 Ha	14.5	N		West Midla nd Safari Park	M		92.0	N	WFR/ST/9	Cursl ey Distri butio n Park	E	9.98 Ha	9.98	N
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Section of Local Plan: Chapter 35 - Previously Developed Sites in the Green Belt			
MM35.2	Policy 35- Previously Developed Sites in the Green Belt	<p>Rushock Trading Estate</p> <p>Within the Previously Developed area of Rushock Trading Estate, development for employment uses (B1, B2 and B8) will be permitted.</p> <p>West Midlands Safari and Leisure Park (WMSLP)</p> <p>Within the Previously Developed area of WMSLP development proposals that support and enhance the park's operations as a leisure and tourism destination will be permitted.</p> <p>Cursley Distribution Park</p> <p>Within the Previously Developed area of Cursley Distribution Park, development for employment uses (B1, B2 and B8) will be permitted.</p> <p>Proposals for Previously Developed Windfall Sites in the Green Belt</p> <p>In order to protect the openness of the Green Belt, windfall development proposals for</p>	<p>Rushock Trading Estate (14.5 Ha)</p> <p>Within the Previously Developed area of Rushock Trading Estate, limiting infilling or redevelopment for employment uses (B1 light industrial, B2 and B8) will be permitted.</p> <p>West Midlands Safari and Leisure Park (WMSLP)</p> <p>Within the Previously Developed area of WMSLP limited infilling or redevelopment proposals that support and enhance the park's operations as a leisure and tourism destination will be permitted.</p> <p>Cursley Distribution Park (9.98 Ha)</p> <p>Within the Previously Developed area of Cursley Distribution Park, limited infilling or redevelopment for employment uses (B1 light industrial, B2 and B8) will be permitted.</p> <p>Proposals for other Previously Developed Windfall Sites in the Green Belt</p> <p>In order to protect the openness of the Green Belt, windfall development proposals for Previously Developed Sites in the Green Belt should:</p>

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Section of Local Plan: Chapter 35 - Previously Developed Sites in the Green Belt			
		<p>Previously Developed Sites in the Green Belt should:</p> <ul style="list-style-type: none"> i. Contribute to the achievement of the objectives for the use of land in the Green Belt ii. Not exceed the height of the existing buildings and other structures and trees iii. Not give rise to off-site infrastructure problems <p>Design and landscaping of development should seek to minimise the impact on the Green Belt through:</p> <ul style="list-style-type: none"> a. Using sensitive materials and colours. b. Providing extensive landscaping and tree planting to screen boundaries, where appropriate. <p>For other previously developed sites in the Green Belt applications for development will be</p>	<ul style="list-style-type: none"> i. Contribute to the achievement of the objectives for the use of land in the Green Belt ii. Not exceed the height of the existing buildings and other structures and trees iii. Not give rise to off-site infrastructure problems <p><u>Overall Design Criteria for any Previously Developed Sites in the Green Belt</u></p> <p>Design and landscaping of development should seek to minimise the impact on the Green Belt through:</p> <ul style="list-style-type: none"> a<i>i</i>. Using sensitive materials and colours. b<i>ii</i>. Providing extensive landscaping and tree planting to screen boundaries, where appropriate. <p>For other previously developed sites in the Green Belt applications for development will be considered against this policy framework and the rest of the policies in the plan.</p>

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Section of Local Plan: Chapter 35 - Previously Developed Sites in the Green Belt			
		considered against this policy framework and the rest of the policies in the plan.	
MM35.3	35.1	There are a number of sites that are considered to be 'Previously Developed Sites' in the Green Belt which lie within Wyre Forest District. The largest of these sites are considered to require a site specific policy, identifying what uses would be acceptable within these locations. The largest Previously Developed sites are identified as:	There are a number of sites that are considered to be 'Previously Developed Sites' in the Green Belt which lie within Wyre Forest District. The largest of these sites are considered to require a site specific policy, identifying what uses would be acceptable within these locations. The largest Previously Developed sites are identified as:
MM35.4	35.2	Rushock Trading Estate <ul style="list-style-type: none"> • Area: 14.5ha (approx.) 	Rushock Trading Estate <ul style="list-style-type: none"> • Area: 14.5ha gross (approx.)
MM35.5	35.3	West Midlands Safari and Leisure Park (WMSLP) <ul style="list-style-type: none"> • Area: 92ha (approx.) 	West Midlands Safari and Leisure Park (WMSLP) <ul style="list-style-type: none"> • Area: 92ha gross (approx.)
MM35.6	35.5	The policy outlines a positive approach to development within this area identifying that development proposals that support and enhance the park's operations as a leisure and tourism destination will be permitted. The importance of the park to the local economy is also identified in Section 10 'A Good Place to Do Business', and in Section 23, at policy 23A : Supporting Major Tourist Attractions. A masterplan for the park was approved in 2013 whose focus was the future development of a hotel, conference centre and waterpark.	The policy outlines a positive approach to development within this area identifying that development proposals that support and enhance the park's operations as a leisure and tourism destination will be permitted. The importance of the park to the local economy is also identified in Section 10 'A Good Place to Do Business', and in Section 23, at policy 23A : Supporting Major Tourist Attractions. A masterplan for the park was approved in 2013 whose focus was the future development of a hotel, conference centre and waterpark. These facilities were granted planning approval in April 2016. A new access will be required from the roundabout at the entrance to

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Section of Local Plan: Chapter 35 - Previously Developed Sites in the Green Belt			
		<p>These facilities were granted planning approval in April 2016. A new access will be required from the roundabout at the entrance to Bewdley. The previously developed zone has now been extended to include this additional area. This development will upgrade and improve the viability of the WMSLP, allow for potential heathland restoration and recreation and make a positive contribution to the local economy. The potential to open up a passenger halt on the Severn Valley Railway adjacent to the Safari Park is also being explored. (see Chapter 13 Transport and Accessibility)</p>	<p>Bewdley. The previously developed zone has now been extended to include this additional area. This development will upgrade and improve the viability of the WMSLP, allow for potential heathland restoration and recreation and make a positive contribution to the local economy. The potential to open up a passenger halt on the Severn Valley Railway adjacent to the Safari Park is also being explored. (see Chapter 13 Transport and Accessibility)</p>
MM35.7	35.6	<p>Cursley Distribution Park 35.6 Area: 9.98Ha</p> <p>35.7 Cursley Distribution Depot is a former Ministry of Defence storage depot which is now in the ownership of Hortons Estates...</p>	<p>Cursley Distribution Park 35.6 Area: 9.98Ha Area: 9.98ha gross (approx.)</p> <p>35.735.6 Cursley Distribution Depot is a former Ministry of Defence storage depot which is now in the ownership of Hortons Estates....</p>

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Section of Local Plan: Chapter 36 - Rural Wyre Forest			
MM36.1	Policy 36		Delete entire policy
MM36.2	Policy 36.1	<p>Lem Hill Nurseries BR/RO/2 (1.0 Ha) 36.1 The previously developed site is located just outside of the settlement boundary at Far Forest. It has no ecological constraints which would prevent it being brought forward for development.</p> <p>Policy 36.1 Lem Hill Nurseries BR/RO/2 The land as shown on the Policies Map is allocated for residential development for local needs as shown to be required in the latest parish housing needs survey.</p> <ol style="list-style-type: none"> 1. Development should be designed to be in keeping with their rural location 2. Development should be set back from the main road and be served off a single point of 	<p>Lem Hill Bill White Nurseries, Far Forest BR/RO/2 (1.0 Ha) 20 dwellings 2026-31 36.1 The <u>This</u> previously developed site is located just outside of the settlement boundary at Far Forest. It has no ecological constraints which would prevent it being brought forward for development.</p> <p>Policy 36.1 Bill White Lem Hill Nurseries, Far Forest BR/RO/2 The site land as shown on the Policies Map is allocated for residential development for to meet local needs as shown to be required in the demonstrated through a latest parish housing needs survey and /or the Housing Register. The development should meet the following requirements:</p> <ol style="list-style-type: none"> 1. Development should be designed to be in keeping with their rural location 2. Development should be set back from the main road and be served off a single point of access to retain the linear building form of the settlement 3. A landscape buffer should be provided to the front of the dwellings to retain the rural aspect

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Section of Local Plan: Chapter 36 - Rural Wyre Forest			
		<p>access to retain the linear building form of the settlement</p> <p>3. A landscape buffer should be provided to the front of the dwellings to retain the rural aspect</p> <p>4. Boundary hedges should be retained and enhanced</p> <p>5. A tributary of Dowles Brook borders the site. Water treatment must ensure that there are no negative impacts on the watercourse which flows through the Wyre Forest SSSI further downstream</p> <p>Reasoned Justification 36.2 Far Forest is a well-served village with a primary school, shop, public house and churches. Other sites have been considered for allocation but these have all been Greenfield and ecological constraints would mean very limited numbers of dwellings could be developed.</p>	<p>4. Boundary hedges should be retained and enhanced strengthened</p> <p>5. A tributary of Dowles Brook borders the site. Water treatment must ensure that there are no negative impacts on the watercourse which flows through the Wyre Forest SSSI further downstream</p> <p>Reasoned Justification 36.2 Far Forest is a well-served village with a primary school, shop, public house and churches. Other sites within the settlement boundary have been considered for allocation but these have all been Greenfield and ecological constraints would mean very limited numbers of dwellings could be developed.</p>
MM36.3	Policy 36.3	<p>Policy 36.3 Bellman’s Cross Shatterford WA/UA/1</p> <p>The site shown on the Policies Map is allocated for residential development and will be brought forward to meet local housing needs as shown by the latest parish housing needs survey.</p>	<p>Policy 36.3 Bellman’s Cross Shatterford WA/UA/1</p> <p>The site shown on the Policies Map is allocated for residential development and will be brought forward to meet local housing needs as shown by demonstrated through a the latest-parish housing needs survey and/or the Housing</p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 36 - Rural Wyre Forest			
		<ol style="list-style-type: none"> 1. Site access to be taken only from Arley Lane using the existing access to the village hall 2. Proposals should consider the viability of providing a small replacement meeting facility as part of any residential development scheme 3. 3.Development should front onto the main A442 in order to continue the settlement building pattern of wayside dwellings 4. 4.Surface water discharge must not exceed existing levels. SuDS should be provided on the site 5. 5.Much of the scrub and woodland on the site should be retained as part of the development and enhanced 	<p><u>Register. The development should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1. Site access to should only be taken only from Arley Lane using the existing access to the village hall 2. Proposals should consider the viability of providing a small replacement meeting facility as part of any residential development scheme 3. Development should front onto the main A442 in order to continue the settlement building pattern of wayside dwellings 4. Surface water discharge must not exceed existing levels. SuDS should be provided on the site 5. Much of the Sscrub and woodland on the site should be retained as part of the development where possible and enhanced<u>supplemented with additional planting where required</u>
MM36.4	Policy 36.4	<p>Policy 36.4 Allotments, Upper Arley WA/UA/4 This site as shown on the Policies Map is allocated for residential development to meet local needs only.</p> <ol style="list-style-type: none"> 1. Development should be of restricted height to minimise any impact on the setting of 	<p>Policy 36.4 Allotments, Upper Arley WA/UA/4 This site as shown on the Policies Map is allocated for residential development to meet local needs only as <u>demonstrated through a parish housing needs survey and /or the Housing Register. The development should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1. Development should be of restricted height to minimise any impact on the setting of Listed Buildings and the

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 36 - Rural Wyre Forest			
		<p>Listed Buildings and the Conservation Area as this site is in an elevated position and will extend built development up the hillside</p> <ol style="list-style-type: none"> 2. Dwellings should use materials and colours to harmonise with existing buildings in the Conservation Area 3. Proposals will need to demonstrate how the Conservation is preserved or enhanced. Any public benefit would need to outweigh any harm caused to heritage assets 4. The site is surrounded by mature hedgerows on the western and northern boundaries. The eastern section of the site consists of woodland. These features should be buffered from development. Future management of the woodland should be secured as part of any development 5. Lighting should be carefully controlled to restrict light spillage into adjoining sensitive habitats 6. Surface water run-off must not be allowed to enter the ditch/stream on the eastern boundary untreated as this flows into the River Severn 	<p>Conservation Area as this site is in an elevated position and will extend built development up the hillside</p> <ol style="list-style-type: none"> 2. Dwellings should use materials and colours to harmonise with existing buildings in the Conservation Area 3. Proposals will need to demonstrate how the Conservation Area is preserved or enhanced. Any public benefit would need to outweigh any harm caused to heritage assets 4. The site is surrounded by mature hedgerows on the western and northern boundaries. The eastern section of the site consists of woodland. These features should be buffered from development. Future management of the woodland should be secured as part of any development 5. Lighting should be carefully controlled to restrict light spillage into adjoining sensitive habitats 6. Surface water run-off must not be allowed to enter the ditch/stream on the eastern boundary untreated as this flows into the River Severn
MM36.5	Paragraph 36.9 / Policy 36.6	<p>Station Yard Blakedown WFR/CB/2 (0.36 Ha) This narrow site is accessed off Lynwood Drive and lies adjacent to the main railway line. A</p>	<p>Station Yard Blakedown WFR/CB/2 (0.36 Ha) <u>Station car parking 2021-26</u></p>

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		<p>previous residential application was dismissed at appeal on grounds of poor amenity for future residents in terms of noise from passing trains and limited garden space. It is now proposed to allocate the site for station car parking.</p> <p>Policy 36.6 Station Yard Blakedown WFR/CB/2 This site is allocated for station car parking.</p> <ol style="list-style-type: none"> 1. The potential to provide a small retail kiosk on the site should be explored 2. Lighting should be designed to have minimal disturbance to existing residents on Lynwood Drive 3. Landscaping to site boundaries should be provided to buffer site from neighbouring dwellings 	<p>This narrow site is accessed off Lynwood Drive has a frontage to Lynwood Drive and lies adjacent to the main railway line. A previous residential application was dismissed at appeal on grounds of poor amenity for future residents in terms of noise from passing trains and limited garden space. It is now proposed to allocate the site for station car parking.</p> <p>Policy 36.6 Station Yard Blakedown WFR/CB/2 This site is allocated for station car parking for up to 120 spaces. The development should meet the following requirements:</p> <ol style="list-style-type: none"> 1. The potential to provide a small retail kiosk on the site should be explored and it should be incorporated in the development, if feasible 2. Lighting should be designed to have minimal disturbance to existing residents on Lynwood Drive 3. Landscaping to site boundaries should be provided to the site boundaries to buffer the site from neighbouring dwellings
MM36.6	Policy 36.6A and paragraphs 36.19 - 21	Land off Station Drive, Blakedown WFR/CB/3 (2.74 Ha)	<p>Land off Station Drive, Blakedown WFR/CB/3 (2.74 Ha) <u>50 dwellings 2026-31 and safeguarding for future car parking need</u></p> <p>36.19 This land on the northern edge of Blakedown lies between the A456 and the railway line and is adjacent to</p>

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		<p>36.19 This land on the northern edge of Blakedown lies between the A456 and the railway line and is adjacent to Blakedown station. The site is proposed for a mix of station car parking and housing with -direct pedestrian access to both the station platform and the adjacent bus stop</p> <p>Policy 36.6A Land off Station Drive, Blakedown WFR/CB/3</p> <p>The parcel of land is removed from the Green Belt and allocated for a mix of station-car parking and residential development.</p> <ol style="list-style-type: none"> 1. Vehicular access to be taken from Station Drive 2. The plantation woodland alongside the railway line will be retained and enhanced with additional planting where required 3. Existing hedgerow along boundary with A456 to be retained and enhanced where required 	<p>Blakedown station. The site <u>It</u> is proposed <u>to safeguard part of the site</u> for a mix of station car parking and <u>develop the remainder for</u> housing. with <u>The site has</u> direct pedestrian access to both the station platform and the adjacent bus stop <u>(A456 Birmingham Road)</u>.</p> <p>Policy 36.6A Land off Station Drive, Blakedown WFR/CB/3</p> <p>The parcel of land is removed from the Green Belt and <u>This site is</u> allocated <u>in part</u> for a mix of station car parking and residential development <u>with the remainder safeguarded for future rail station parking, the location of which will be established by the Council and the site owner following an appropriate study. The need for safeguarding the land will be kept under review during the Plan period, having regard to demand for car parking at the station, projected future demand for car parking at the station and other relevant matters.</u></p> <p><u>The development should meet the following requirements:-</u></p> <ol style="list-style-type: none"> 1. Vehicular access to <u>should</u> be taken from Station Drive 2. The plantation woodland alongside the railway line will <u>should</u> be retained and enhanced <u>supplemented</u> with additional planting where required 3. The existing hedgerow along the A456 boundary with A456 to <u>should</u> be retained and enhanced <u>supplemented</u> where required

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		<p>4. Pedestrian access onto station platform and A456 adjacent to bus shelter to be incorporated into scheme design</p> <p>5. Churchill and Blakedown Valleys Local Wildlife Site adjoining the site to the north will require buffering with embankment and woodland retained as open space. There is potential for SuDs and the creation of a mosaic of semi-natural marshland and wet woodland</p> <p>6. Large oak tree adjacent to entrance on Station Drive must be protected with its canopy kept free of lighting</p>	<p>4. <u>A p</u>Pedestrian access onto <u>the</u> station platform and <u>onto the</u> A456 adjacent to <u>the</u> bus shelter <u>should</u> to be incorporated into <u>the development</u> scheme design</p> <p>5. Churchill and Blakedown Valleys Local Wildlife Site <u>(LWS) partially overlaps</u> adjoining the site to the north. <u>The development should provide</u> will require buffering <u>for the LWS</u> with the embankment and woodland retained as open space. There is <u>development should optimise the</u> potential for SuDs and the creation of a mosaic of semi-natural marshland and wet woodland <u>on the site. Much of the LWS falls within Flood Zones 2 or 3.</u></p> <p>6. Large oak tree adjacent to entrance on Station Drive must be protected with its canopy kept free of lighting <u>The development should be designed to retain and protect the mature trees on the Station Drive frontage with canopies kept free of lighting for ecological reasons. Where trees cannot be retained, full justification must be provided as part of a Tree Survey and Arboricultural Impact Assessment, and any unavoidable losses should be replaced within the proposed development.</u></p> <p>7. Station parking to be provided mainly in the form of a half basement podium deck located along western boundary of site</p> <p>8. <u>Any p</u>Potential adverse impacts on views from/of Harborough Hall <u>(Grade II Listed) should</u> to be mitigated</p>

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		<p>7. Station parking to be provided mainly in the form of a half basement podium deck located along western boundary of site</p> <p>8. Potential adverse impacts on views from/of Harborough to be mitigated for by additional planting along eastern boundary where required</p> <p>9. Housing to be provided in accordance with policies elsewhere in Local Plan and also to meet any local housing need shown in a Parish Housing Needs Survey</p>	<p>for by additional planting along <u>the</u> eastern boundary where required, and by sensitive design of the development</p> <p>9. The new housing to should be provided in accordance with policies elsewhere in Local Plan and also to meet any local housing need as shown in a Parish Housing Needs Survey and/or the Housing Register.</p> <p>10. The car parking provision should be brought forward sequentially following the provision of car parking on the allocated site at Station Yard (Policy 36.6) and only if future demand justifies it.</p> <p>Reasoned Justification</p> <p>36.20 Development of this site would constitute a rounding off of the settlement of Blakedown and provide a strong and defensible Green Belt boundary using the stream, pools and woodland to the north and the A456 to the east. Blakedown is a well-served village and the site is in a highly sustainable location with easy access to local shops, primary school, sports facilities and regular train services into Hagley and Kidderminster for other services. This allocation will require an amendment to the settlement boundary with the land being removed from the Green Belt. Housing development on the site would also help towards meeting future housing needs in Blakedown village.</p>

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		<p>Reasoned Justification</p> <p>36.20 Development of this site would constitute a rounding off of the settlement of Blakedown and provide a strong and defensible Green Belt boundary using the stream, pools and woodland to the north and the A456 to the east. Blakedown is a well-served village and the site is in a highly sustainable location with easy access to local shops, primary school, sports facilities and regular train services into Hagley and Kidderminster for other services. This allocation will require an amendment to the settlement boundary with the land being removed from the Green Belt.</p> <p>36.21 Additional car parking is needed at Blakedown railway station to meet the demand for car parking spaces for rail users on the commuter line to the Black Country and Birmingham as evidenced in the SLC Rail document. Housing development on the site would help to cover the costs of the car parking</p>	<p>36.21 Additional car parking is <u>may be</u> needed <u>in the Plan period</u> at Blakedown railway station to meet the demand for car parking spaces for rail users on the commuter line to the Black Country and Birmingham as evidenced in the SLC Rail document. Housing development on the site would help to cover the costs of the car parking and would also help towards meeting the future housing needs in Blakedown village. <u>Although the northern end of the site falls within Flood Zones 2 or 3, this area will be left undeveloped as it is protected by its designation as a Local Wildlife Site. A detailed site-specific Flood Risk Assessment will be required at the planning stage to inform the developable area and ensure a safe and sustainable development. Opportunities to help improve flood storage and flood flow conveyance, linked to blue infrastructure enhancements, will be implemented where feasible.</u></p>

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		and would also help towards meeting the future housing needs in Blakedown village.	
MM36.7	Policy 36.7	<p>Fold Farm, Chaddesley Corbett WFR/CC/8 (0.31 Ha)</p> <p>36.11 This small paddock is accessed along a private road which serves Fold Court and some other dwellings. It is just inside the Conservation Area boundary.</p> <p>Policy 36.7 Fold Farm Chaddesley Corbett WFR/CC/8</p> <p>The site is allocated for residential development to meet local needs as demonstrated by the latest parish housing needs survey.</p> <p>1. Development will need to demonstrate how the Conservation Area is preserved or enhanced and that any public benefit from the development outweighs the harm</p>	Delete Policy 36.7 and paragraphs 36.11 and 36.12.

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		<p>2. The development should be of a low density that reflects the morphology and design of the buildings around it</p> <p>3. The tree within the site should be protected and retained as part of the development</p> <p>Reasoned Justification</p> <p>36.12 Chaddesley Corbett comprises an historic linear settlement with satellite areas of dispersed development. This site is one of only two undeveloped parcels in the Conservation Area, the other being the area to the south of St. Cassian’s Church (Grade I). This site would be suitable for a small number of dwellings, possibly bungalows which would then free up more family housing in the village. It would satisfy an identified housing need in the village and help to meet an aspiration of the Neighbourhood Plan.</p>	
MM36.8	Policy 36.8	Land at Lowe Lane Fairfield WFR/WC/22 (1.22 Ha)	Land at Lowe Lane Fairfield WFR/WC/22 (1.22 1.15 Ha) 36.13 The northern part of site WFR/WC/22 is proposed as a Reserved Housing Site and will be brought forward for

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		<p>36.13 The northern part of site WFR/WC/22 is proposed as a Reserved Housing Site and will be brought forward for development via a Neighbourhood Plan (see Policy 7B). The southern area is leased to the Parish Council as allotments.</p> <p>Policy 36.8 Land at Lowe Lane Fairfield WFR/WC/22</p> <p>The southern part of the site as shown on the Policies Map is safeguarded as allotment land. The remainder of the site is safeguarded as a Reserved Housing Site.</p> <p>Reasoned Justification</p> <p>36.14 This parcel of land is leased by Wolverley and Cookley Parish Council from the District Council for allotments. The allocation will safeguard this use.</p>	<p>development via a Neighbourhood Plan (see Policy 7B). The southern This land area is leased to the Parish Council as allotments.</p> <p>Policy 36.8 Land at Lowe Lane Fairfield WFR/WC/22</p> <p>The southern part of the site as shown on the Policies Map is safeguarded as allotments land. The remainder of the site is safeguarded as a Reserved Housing Site.</p> <p>Reasoned Justification</p> <p>36.14 This parcel of land is leased by Wolverley and Cookley Parish Council from the District Council for allotments. The allocation will safeguard this use.</p>
MM36.9	Policy 36.9	<p>Rock Tavern Car Park, Caunsall WFR/WC/36 (0.11 Ha)</p> <p>36.15 This site consists of the former car park to the Rock Tavern public house which has been closed for some time. Plans have been approved to use the public house site for housing. These</p>	<p>Rock Tavern Car Park, Caunsall WFR/WC/36 (0.11 Ha) 3 dwellings 2021-26</p> <p>36.15 This site consists of the former car park to the Rock Tavern public house which has been closed for some time. Plans have been approved to use redevelop the public house site for housing. These plans have recently lapsed.</p>

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		<p>plans have recently lapsed. The site is in the centre of the hamlet of Caunsall which is washed over by the Green Belt.</p> <p>Policy 36.9 Rock Tavern Car Park Caunsall WFR/WC/36</p> <p>The former car park at the junction of Caunsall Road and Kinver Lane is allocated for up to 3 dwellings.</p> <ol style="list-style-type: none"> 1. The development should respect the morphology, scale and set back of the existing historic buildings 2. Soft landscaping should be implemented to soften the visual impact and aid green infrastructure connectivity 3. Measures must be taken to protect the development from surface water flooding on Kinver Lane following heavy rainfall 	<p>The site former car park is in the centre of the hamlet of Caunsall which is washed over by the Green Belt.</p> <p>Policy 36.9 Rock Tavern Car Park Caunsall WFR/WC/36</p> <p>The <u>site former car park at the junction of Caunsall Road and Kinver Lane</u> is allocated for up to 3 dwellings. <u>residential development to meet local needs as demonstrated through a parish housing needs survey and/or the Housing Register.</u> <u>This development should meet the following requirements:</u></p> <ol style="list-style-type: none"> 1. The development should respect the morphology, scale and set back of the existing historic buildings 2. Soft landscaping should be implemented to soften the visual impact and aid green infrastructure connectivity 3. Measures must be taken to protect the development from surface water flooding on Kinver Lane following heavy rainfall

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MM36.10	Policy 36.10	<p>Land at Caunsall Road, Caunsall WFR/WC/37 (0.84 Ha)</p> <p>36.16 This greenfield site in Caunsall is used as a horse paddock. It is proposed to allow frontage development only along Caunsall Road.</p> <p>Policy 36.10 Land at Caunsall Road Caunsall WFR/WC/37</p> <p>This site as shown on the Policies Map is allocated for residential development.</p> <p>1. Low density development of up to 4 dwellings will be permitted along the road frontage in order to respect the wayside character of the settlement</p> <p>2. Dwelling design should respect the setting of Caunsall Farm and Caunsall House Farm</p> <p>3. No additional surface water discharge must be allowed to leave the site</p> <p>Reasoned Justification</p>	<p>Land at Caunsall Road, Caunsall WFR/WC/37 (0.84 Ha) <u>4 dwellings 2021-26</u></p> <p>36.16 This greenfield site in Caunsall is used as a horse paddock. It is proposed to allow frontage development only along Caunsall Road.</p> <p>Policy 36.10 Land at Caunsall Road Caunsall WFR/WC/37</p> <p>This site as shown on the Policies Map is allocated for residential development <u>to meet local needs as demonstrated through a parish housing needs survey and/or the Housing Register. The development should meet the following requirements:</u></p> <p>1. Low density development of up to 4 dwellings will be permitted along the road frontage in order to respect the wayside character of the settlement</p> <p>2. Dwelling design should respect the setting of Caunsall Farm and Caunsall House Farm (<u>non-designated heritage assets</u>)</p> <p>3. No additional surface water discharge must be allowed to leave the site</p> <p>Reasoned Justification</p> <p>36.17 The two small sites in Caunsall will remain washed over by the Green Belt. <u>The new d</u>Dwellings must be</p>

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		<p>36.17 The two small sites in Caunsall will remain washed over by the Green Belt. Dwellings must be designed to fit in with the historical settlement. There are known surface water flooding issues after heavy rainfall and measures must be taken to both protect the new development from flooding and also not to exacerbate this issue any further.</p>	<p>designed to fit in with the character and appearance of the historical settlement. There are known surface water flooding issues after heavy rainfall in the village and measures must be taken to both protect the new development from flooding and also not to exacerbate this issue any further.</p>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework																			
MM37.1		37.4 Monitoring indicators will form part of the submission plan. These will be based on the sustainability appraisal.	<p>37.4 Monitoring indicators will form part of the submission plan. The following indicators will be used to monitor the Local Plan.</p> <p>Table 37.0.1 SA monitoring framework for the Wyre Forest District Local Plan</p> <table border="1"> <thead> <tr> <th><u>Plan Policy</u></th> <th><u>Indicator</u></th> <th><u>Target</u></th> <th><u>Delivery Mechanism</u></th> </tr> </thead> <tbody> <tr> <td>1. <u>6A Development Needs</u></td> <td><u>Number of dwellings to be delivered over Plan Period</u></td> <td><u>5,520 dwellings minimum (276 per annum)</u></td> <td><u>Site allocations</u> <u>Development management process</u></td> </tr> <tr> <td>2. <u>6A Development Needs</u></td> <td><u>C2 bedspaces provided over Plan Period</u></td> <td><u>487 bedspaces (24 per annum)</u></td> <td><u>Site allocations</u> <u>Development management process</u></td> </tr> <tr> <td>3. <u>6A Development Needs</u></td> <td><u>Amount of employment land delivered</u></td> <td><u>29 hectares</u></td> <td><u>Site allocations</u></td> </tr> </tbody> </table>	<u>Plan Policy</u>	<u>Indicator</u>	<u>Target</u>	<u>Delivery Mechanism</u>	1. <u>6A Development Needs</u>	<u>Number of dwellings to be delivered over Plan Period</u>	<u>5,520 dwellings minimum (276 per annum)</u>	<u>Site allocations</u> <u>Development management process</u>	2. <u>6A Development Needs</u>	<u>C2 bedspaces provided over Plan Period</u>	<u>487 bedspaces (24 per annum)</u>	<u>Site allocations</u> <u>Development management process</u>	3. <u>6A Development Needs</u>	<u>Amount of employment land delivered</u>	<u>29 hectares</u>	<u>Site allocations</u>
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				<u>within Plan Period</u>		<u>Development management process</u>
			4. <u>6A Development Needs</u>	<u>Kidderminster Town –net additional dwellings delivered 2021-36</u>	<u>1231 dwellings</u>	<u>Site allocations</u> <u>Development management process</u>
			5. <u>6A Development Needs</u>	<u>Kidderminster Town – gypsy and traveller pitches</u>	<u>16 pitches</u>	<u>Site allocations</u> <u>Development management process</u>
			6. <u>6A Development Needs</u>	<u>Kidderminster Town – travelling showpeople pitches</u>	<u>6 pitches</u>	<u>Site allocations</u> <u>Development management process</u>

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			7. <u>6A Development Needs</u>	<u>Kidderminster Town – net additional employment land delivered</u>	<u>21.82 hectares</u>	<u>Site allocations</u> <u>Development management process</u>
			8. <u>6A Development Needs</u>	<u>Lea Castle Village -Net additional dwellings delivered</u>	<u>1,400 dwellings</u>	<u>Site allocations</u> <u>Development management process</u>
			9. <u>6A Development Needs</u>	<u>Lea Castle Village – net additional employment land delivered</u>	<u>7.34 hectares</u>	<u>Site allocations</u> <u>Development management process</u>
			10. <u>6A Development Needs</u>	<u>Kidderminster Eastern Extension –net additional dwellings delivered</u>	<u>1,439 dwellings</u>	<u>Site allocations</u> <u>Development management process</u>

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			11. <u>6A Development Needs</u>	<u>Stourport-on-Severn – net additional dwellings delivered</u>	<u>1,155 dwellings</u>	<u>Site allocations</u> <u>Development management process</u>
			12. <u>6A Development Needs</u>	<u>Stourport-on-Severn – gypsy and traveller pitches delivered</u>	<u>4 pitches</u>	<u>Site allocations</u> <u>Development management process</u>
			13. <u>6A Development Needs</u>	<u>Stourport-on-Severn – net additional employment land delivered</u>	<u>0.56 hectares</u>	<u>Site allocations</u> <u>Development management process</u>
			14. <u>6A Development Needs</u>	<u>Bewdley – net additional dwellings delivered</u>	<u>230 dwellings</u>	<u>Site allocations</u>

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						<u>Development management process</u>
			15. <u>6A Development Needs</u>	<u>Rural Wyre Forest – net additional dwellings delivered</u>	<u>115 dwellings</u>	<u>Site allocations</u> <u>Development management process</u>
			16. <u>6A Development Needs</u>	<u>Rural Wyre Forest – net additional employment land delivered</u>	<u>1.7 hectares</u>	<u>Site allocations</u> <u>Development management process</u>
			17. <u>6B Locating New Development</u>	<u>% of dwellings completed on brownfield sites</u>	<u>Monitor to ensure brownfield land is prioritised</u>	<u>Development management process, master planning and other initiatives</u>

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			<p>18. <u>7A Strategic Green Belt Review -</u></p>	<p><u>Hectarage of development in the Green Belt</u></p>	<p><u>Annual monitoring of development within Green Belt to limit encroachment beyond allocated sites</u></p> <p><u>Refer to Strategic Green Belt Review document</u></p>	<p><u>Site allocations</u></p> <p><u>Development management process</u></p>
			<p>19. <u>8A Housing Mix & Density</u></p>	<p><u>Size/type of dwellings delivered</u></p>	<p><u>Targets as shown in table 8.0.1</u></p>	<p><u>Site allocations</u></p> <p><u>Development management process</u></p>
			<p>20. <u>8A Housing Mix & Density</u></p>	<p><u>% of dwellings delivered which meet target</u></p>	<p><u>Within Kidderminster Town Centre – 70dph,</u></p>	<p><u>Development management process</u></p>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
				<u>densities set out in Policy</u>	<u>adjacent to town centre and railway station - > 50 dph</u> <u>Stourport-on-Severn town centre – 50dph</u> <u>Bewdley – 35dph</u>	
			21. <u>8B Affordable Housing Provision</u>	<u>Number of affordable homes delivered</u> <u>Indicative tenure split of affordable homes</u> <u>Provision of affordable units within major developments</u>	<u>90 affordable units per annum over plan period</u> <u>65% for rent 35% affordable housing for sale</u> <u>25% of total units to be affordable</u>	<u>Site allocations</u> <u>Development management process</u>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification			
Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
				<u>sites or in designated rural areas (sites >5 units)</u>		
			22. <u>8D Self and Custom-Build Housing</u>	<u>Number of custom and self build plots approved</u>	<u>Target to be taken from Self build and custom build register</u>	<u>Development management process</u>
			23. <u>8E Housing for Older People and others with Special Housing Requirements</u>	<u>Number of dwellings delivered which are specifically built for older people</u> <u>Number of dwellings provided which meet higher access standards of Part M of Building Regulations</u>	<u>Requirement for 1,642 dwellings over Plan Period</u> <u>20% of total housing requirement over Plan period (applies to major applications only)</u>	<u>Site allocations</u> <u>Development management process</u>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
			<p>24. <u>8F Gypsy and Traveller Provision</u></p>	<p><u>Number of pitches required for those who do not meet definition as set out in the PPTS</u></p>	<p><u>22 pitches in Plan Period</u></p>	<p><u>Site allocations</u> <u>Development management process</u></p>
			<p>25. <u>9 Health and Well Being</u></p>	<p><u>Provision of Health Impact Assessments as set out in Policy</u></p>	<p><u>100% compliance</u></p>	<p><u>Development management process</u></p>
			<p>26. <u>10A – A Diverse Local Economy</u></p>	<p><u>Total number of jobs</u> <u>Proportion of working-age residents in employment</u> <u>Amount of employment land available, by type and location</u></p>	<p><u>Increasing trend</u> <u>Increasing trend</u> <u>Maintain good supply across different locations</u></p>	<p><u>Local Enterprise Partnership</u> <u>North Worcestershire Economic Development and Regeneration</u> <u>Development management process</u></p>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
				<u>Employment floorspace lost to other uses</u>	<u>Decreasing trend</u>	<u>Site Allocations</u>
			27. <u>10B – Town Centre Development</u>	<u>Amount of new retail floorspace developed in town centres</u>	<u>Increasing trend</u>	<u>Development management process</u>
				<u>Amount of retail floorspace lost to other uses</u>	<u>Decreasing trend</u>	
				<u>% vacant retail premises within Primary Shopping Areas</u>	<u>Decreasing trend</u>	<u>Kidderminster BID</u>
				<u>Amount of new office floorspace developed in town centres</u>	<u>Increasing trend</u>	<u>North Worcestershire Economic Development and Regeneration</u>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
			28. <u>10C- Sustainable Tourism</u>	<u>Number of bedspaces developed for tourism</u> <u>Number of tourism related jobs</u>	<u>Increasing trend</u> <u>Increasing trend</u>	<u>Operators</u> <u>employers</u>
			29. <u>11A – Quality Design and Local Distinctiveness</u>	<u>Number of planning applications refused as a result of poor quality design</u>	<u>Decreasing trend</u>	<u>Development management process</u>
			30. <u>11B – Historic Environment</u>	<u>Number of heritage assets at risk</u> <u>Number of heritage assets removed from the HAR registers</u>	<u>Decreasing trend</u> <u>Decreasing trend</u>	<u>Historic England</u>
			31. <u>11D - Protecting and</u>	<u>% of SSSIs by area in 'favourable'</u>	<u>95%</u>	<u>Natural England</u>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
			<u>Enhancing Biodiversity</u>	<u>condition or 'unfavourable but recovering'</u> <u>Amount of semi-natural greenspace (hectares) created on allocated sites</u>		<u>WFDC</u> <u>Site allocations</u> <u>Green Infrastructure Strategy</u>
			<u>32. 11F – Regenerating the Waterways</u>	<u>No. of applications which include enhancement of the District's waterways</u>	<u>Increasing trend</u>	<u>Development management process</u>
			<u>33. 12 – Strategic Infrastructure</u>	<u>Bring forward necessary infrastructure required to deliver Plan – new primary schools and village centres at Lea Castle</u>	<u>Targets to be agreed as part of planning applications</u>	<u>Site allocations</u> <u>Development management process</u>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
				<u>and Comberton Road; improvements to A450</u>		<u>Worcestershire County Council</u> <u>Highways England</u>
			34. <u>13 – Transport and Accessibility</u>	<u>Length of new cycle paths provided (km)</u> <u>Length of new recreational footpaths provided (km)</u> <u>Completions of schemes identified in Worcestershire Local Transport Plan as specified</u>	<u>Increasing trend</u> <u>Increasing trend</u> <u>N/A</u> <u>N/A</u>	<u>Developers</u> <u>Development management process</u> <u>Worcestershire County Highways</u> <u>Bus companies</u>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
				<u>Provision of new bus routes</u>	<u>N/A</u>	<u>Network Rail</u>
				<u>Number of additional parking spaces provided at rail stations</u>		<u>Worcestershire County Council</u>
			<u>35. 14 – Strategic Green Infrastructure</u>	<u>Provision of GI on greenfield sites > 1Ha</u> <u>0.2-1Ha</u>	<u>40% if >1Ha</u> <u>20% if 0.2-1Ha</u>	<u>Site allocations</u> <u>Development management process</u>
			<u>36. 15A – Water Conservation and Efficiency</u>	<u>Number of dwellings completed which meet water efficiency standards</u>	<u>Increasing trend</u>	<u>Site allocations</u> <u>Development management process</u>
			<u>37. 15C – Flood Risk Management</u>	<u>Number of planning permissions granted</u>	<u>0</u>	<u>Development management process</u>

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Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework						
				<u>contrary to Environment Agency advice</u>		
			38. 15D – Sustainable Drainage Systems	Number of new development incorporating SuDS	80%	Site allocations Development management process
			39. 20 – Community Facilities	Number of playing pitch and indoor built facilities completed Amount of active sports participation Change in Health dimension of the Index of Multiple Deprivation	See Playing Pitch Strategy and Indoor and Built Facilities Strategy Contextual indicator Contextual indicator	Site allocations Development management process Sport England MHCLG
MM37.2	Graph following par.37.4	Housing Trajectory for plan period based on supply at 1 st April 2019	Housing Trajectory for plan period based on supply at 1 st April 2019 2021			

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification																	
Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework																				
MM37.2: <u>Housing Trajectory for plan period based on supply at 1st April 2021</u>																				
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Actual dwellings completed (net)	266	141	183	196	236															
Projected completions (net)						618	519	635	746	465	530	475	453	210	280	290	126	110	110	11
Cumulative completions	266	407	590	786	1,022	1,640	2,159	2,794	3,540	4,005	4,535	5,010	5,463	5,673	5,953	6,243	6,369	6,479	6,589	6,69
Target	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	27
Cumulative target	276	552	828	1,104	1,380	1,656	1,932	2,208	2,484	2,760	3,036	3,312	3,588	3,864	4,140	4,416	4,692	4,968	5,244	5,52
Monitor - difference between cumulative completions and cumulative target to date	-10	-145	-238	-318	-358	-16	227	586	1,056	1,245	1,499	1,698	1,875	1,809	1,813	1,827	1,677	1,511	1,345	1,17
Number of years left in plan	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

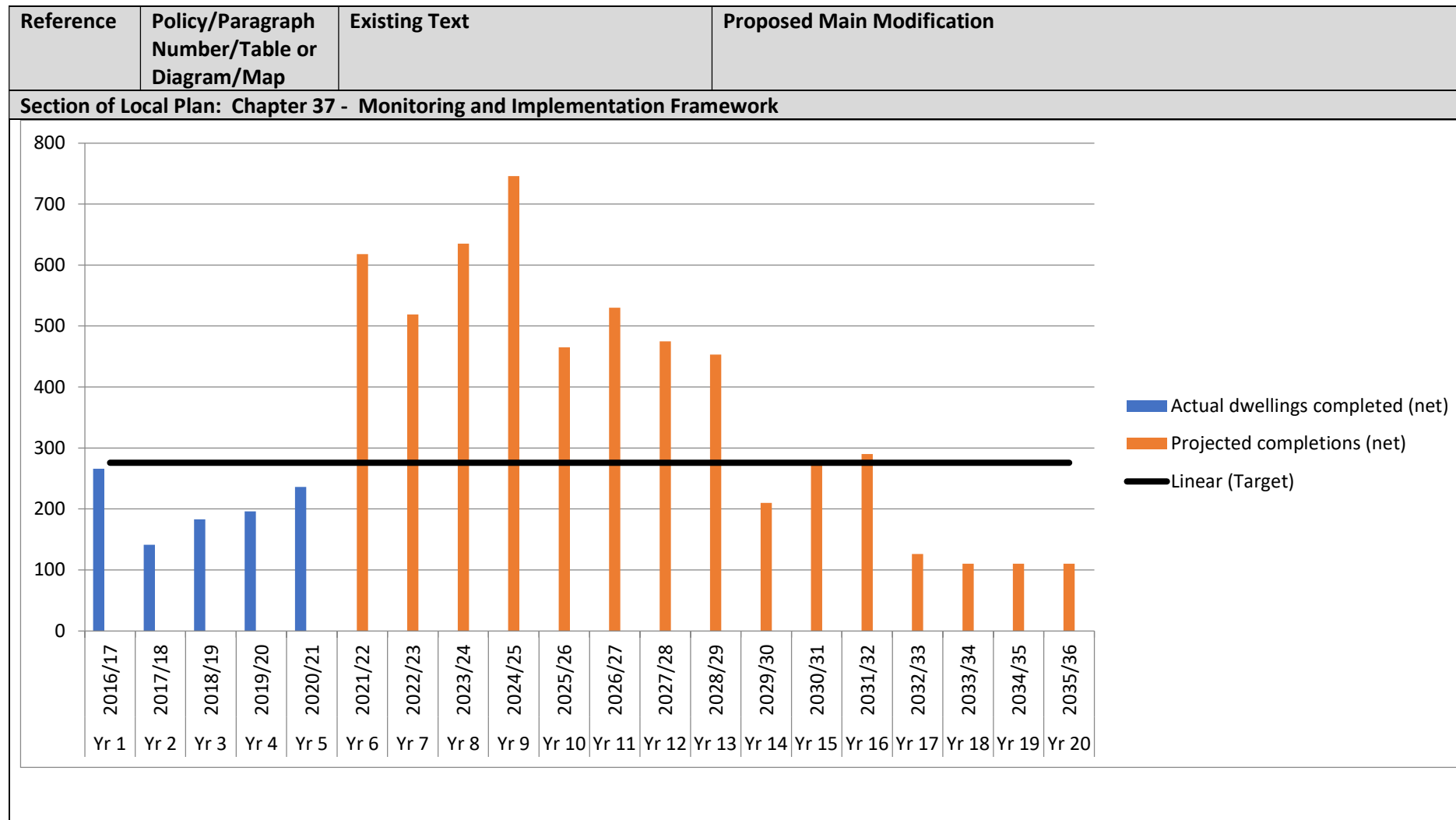
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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: Chapter 37 - Monitoring and Implementation Framework			
MM37.2 Housing Trajectory for plan period based on supply at 1 st April 2019 <u>2021</u>			

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Section of Local Plan: <u>New Annex 1 - List of Strategic Policies</u>			
MMA.1	List of Strategic Policies		<p><u>List of Strategic Policies</u></p> <p><u>The NPPF (para 21) requires Local Plans to make explicit which policies are strategic policies. The list below sets out the strategic policies in the Wyre Forest District Local Plan (2016-36).</u></p> <p><u>Part A of the Local Plan is the strategic element of the document. This section of the plan contains strategic policies from 56A through to Policy 16C.</u></p> <p><u>Part B of the Local Plan is the development management section. Within this section there are two strategic policies in Chapter 24; Policy 24A and Policy 24B.</u></p> <p><u>Part C of the Local Plan is the site allocation policies. The list below sets out which of the site allocations are strategic policies.</u></p> <p><u>Part A – Context and Strategic Policies</u></p> <p><u>Policy 5A – Sustainable Development</u> <u>Policy 6A – Spatial Development Strategy Needs 2016-2036</u> <u>Policy 6B – Locating New Development</u> <u>Policy 6C – Kidderminster town as the strategic centre of the District</u> <u>Policy 6D – Strategic Allocation Sites</u></p>

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Reference	Policy/Paragraph Number/Table or Diagram/Map	Existing Text	Proposed Main Modification
Section of Local Plan: <u>New Annex 1 - List of Strategic Policies</u>			
			<p><u>Policy 6E – Role of Stourport-on-Severn and Bewdley as Market Towns</u></p> <p><u>Policy 6F – Role of the existing villages and rural areas</u></p> <p><u>Policy 7A – Strategic Green Belt Review Policy 7B – Reserved Housing Sites in the Green Belt</u></p> <p><u>Policy 8A – Housing Density & Mix</u></p> <p><u>Policy 8B – Affordable Housing Provision</u></p> <p><u>Policy 8C – Addressing Rural Housing Needs Policy 8D – Self Build and Custom Housing Policy 8E – Housing for Older People and others with special housing requirements</u></p> <p><u>Policy 8F – Gypsy and Traveller Site Provision</u></p> <p><u>Policy 8G – Site Provision for Travelling Showpeople</u></p> <p><u>Policy 9 – Health and Wellbeing</u></p> <p><u>Policy 10A – A Diverse Local Economy</u></p> <p><u>Policy 10B – Town Centre Development</u></p> <p><u>Policy 10C – Sustainable Tourism</u></p> <p><u>Policy 11A – Quality Design and Local Distinctiveness</u></p> <p><u>Policy 11B – Historic Environment</u></p> <p><u>Policy 11C – Landscape Character</u></p> <p><u>Policy 11D – Protecting and Enhancing Biodiversity</u></p> <p><u>Policy 11E – Protecting and Enhancing Geodiversity</u></p> <p><u>Policy 11F – Regenerating the Waterways</u></p> <p><u>Policy 12 – Strategic Infrastructure</u></p> <p><u>Policy 13 – Transport and Accessibility</u></p> <p><u>Policy 14 – Green Infrastructure</u></p> <p><u>Policy 15A – Water Conservation and Efficiency</u></p>

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Section of Local Plan: <u>New Annex 1 - List of Strategic Policies</u>			
			<p><u>Policy 15B – Sewerage Systems and Water Quality</u> <u>Policy 15C – Flood Risk Management</u> <u>Policy 15D – Sustainable Drainage Systems (SuDS)</u> <u>Policy 16A – Pollution and Land Instability</u> <u>Policy 16B – Minerals</u> <u>Policy 16C – Waste</u></p> <p><u>Part B – Development Management Policies</u></p> <p><u>Policy 24A – Telecommunications and Broadband</u> <u>Policy 24B – Renewable and Low Carbon Energy</u></p> <p><u>Part C – Site Allocations</u></p> <p><u>Policy 31 – Lea Castle Village</u> <u>Policy 31.1 – Lea Castle Village Vision</u> <u>Policy 31.2 – Lea Castle Village Principles of Development</u> <u>Policy 32 – Kidderminster Eastern Extension Policy 32.1 – Land at Husum Way (OC/5)</u> <u>Policy 32.2 – Comberton Lodge Nursery (OC/12)</u> <u>Policy 32.3 – Land East of Offmore (OC/6) and Land at Stone Hill North (OC/13N) Overall Vision</u> <u>Policy 32.4 – Site specific Principles of Development</u> <u>Policy 36.6 – Station Yard, Blakedown (WFR/CB/2)</u> <u>Policy 36.6A – Land off Station Drive, Blakedown (WFR/CB/3)</u></p>

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