



**BEWDLEY**  
Town Council

## **Neighbourhood Plan Community Steering Group Agenda**

**Wednesday 26 February 2025 at 14:00 hours**

**Back Meeting Room, Guildhall, Load Street, Bewdley**

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. NOTES FROM THE LAST MEETING** – 15 January 2024
- 4. TO RECEIVE UPDATES FROM TASKS ASSIGNED TO GROUP MEMBERS** – Please refer to the table of assigned tasks where group members will be asked to provide individual updates to be recorded at the meeting. Please also refer to the updates and reports as presented below.

**a) Bewdley Sports Clubs And Organisations**

A letter was sent on behalf of the NDP group Chairman to ten Bewdley Sports Clubs and Organisations on 10 December 2024 to request the views of community sports facilities on the following points:

- 1) The number of pitches/courts/buildings to access and the amount of time those areas are used.
- 2) The amount of useability for those areas with reference in particular to flooding or other weather events.
- 3) Any other issues – i.e. changing facilities, parking, lighting - which may be of relevance.

To date there have been three responses received, please see the attached table.

**b) Tourism Accommodation Report**

Cllr Harper has produced a table of tourist accommodation available within Bewdley. Please refer to the table attached.

**c) Local Housing Requirement**

The Planning Policy Manager has provided the NDP Consultant with the Housing Requirement for Bewdley which after taking account of the latest HNS figure minus housing delivered on the Local Plan Allocated sites and windfall developments within the town stands at 15 dwellings.

**d) 2021 Census Profile**

The NDP Consultant has provided a Census Profile with data from the 2021 Census. See report attached.

**e) Central Business Plotting**

NDP Steering Group Members have conducted a survey of the central business trading area. Please find attached a spreadsheet which details the work to date.

**5. WYRE FOREST DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN REVIEW 2025 – 2028**

The WFDC Planning Policy Manager has asked to bring to the groups attention the approval of the Local Development Plan at its Overview and Scrutiny Meeting on 6 February 2025 and subsequent ratification at Cabinet on 11 February 2025. It outlines the purpose of the report and its recommendations. As a direct instruction from central government all Local Planning Authorities are required to update their Local Development Scheme timetable. The Key early stages for the plan are presented below:

Key Milestones	Timescales
Evidence gathering	From June 2025
Issues and Options Consultation (regulation 18) (8 week period required)	June 2026
Analysis of consultation responses and plan writing	July 2027 to August 2028

Please refer to the WFDC report attached and subsequent appendix 1 Local Development Scheme.

Group members are advised to note its content.

**6. DATE OF NEXT MEETING – TBC at the meeting. Dates proposed for future meetings:**

- 16 April 2025 at 14:00 hours
- 04 June 2025 at 14:00 hours
- 16 July 2025 at 14:00 hours
- 03 September 2025 at 14:00 hours
- 15 October 2025 at 14:00 hours
- 03 December 2025 at 14:00 hours

**Group members**

**Councillors:**

Rod Stanczyszyn (Chair), Calne Edginton-White, Sarah Billett, Nicole Harper

**Other representatives:**

Richard Perrin  
Jock Gallagher  
Tony Leach  
Richard Brine  
Robert Smith

Town Clerk

**Attendees by invitation:**

Sally Horne Senior Planning Policy Officer WFDC

	Neighbourhood Plan Topic	Purpose and Role	Action/Task/Option	Allocated to
1	Consultation Report Supporting Document	The Consultation Report is a required submission at Regulation 15. Most parishes publish a Consultation Report at Regulation 14 <u>alongside</u> the NDP – extensive detail about consultation <u>should not be included inside the plan</u> as Examiners will take it out..	Steering Group to draw together all consultation work for Consultation Report. Provide as much detail as is available on dates, events, venues, attendance, presentation materials, comments and ideas raised by the community.	
2	Re-consultation Report	Regarding the recent survey, all responses to all statements should be included.	Steering Group to work on survey results to provide <u>full</u> report of all answers to the recent survey.	
3	Objectives	The Objectives should be <i>plan</i> objectives to get to the Vision (so the Vision and Objectives must not say very different things). Then the plan chapters and policies flow from the objectives.	Rationalise the objectives into (for example) <u>one</u> for each of: <ul style="list-style-type: none"> <li>• Community/Local</li> <li>• Economy/Local Jobs/Tourism</li> <li>• Environment/Green infrastructure/landscape</li> <li>• Heritage/Design</li> <li>• Design/Sustainability</li> <li>• Active Travel</li> </ul>	
4	Population	The NDP should be informed by the most recent information available	Consultant to provide updated socio-economic data, graphs commentary on 2021 census and future population projections for the parish.	
5	Shopping and the town centre	The town centre is a very important part of Bewdley for its economic contribution, as a service centre to local residents and for tourism visitors. The plan should set out current and future issues for the plan, such as occupancy issues, quality of provision, competition etc ie what are the issues for the plan?	Consultant will provide a survey form to record Town Centre premises, business types, and occupancy in the first instance. Pick up non-business uses such as residential.  Steering Group to undertake an on-foot walkabout survey over one day (or get other volunteers to do it).	CEW NH

6	Transport and Travel	<p>Define the important destinations within Bewdley and the active travel (walking and cycling) routes serving them.</p> <p>This supports policies to improve walking and cycling, identify network gaps and provide <u>specific</u> measures required.</p>	<p>Steering Group to identify key destinations within Bewdley and between Bewdley and other places</p> <p>Steering Group to map key walking and cycling routes that access these destinations.</p> <p>Steering Group to comment on public transport provision.</p> <p>‘Assess’ public transport provision and active travel (walking and cycling provision), check LCWIP. Audit these from a community perspective</p> <p>Use guide provided using national guidance for local assessment of cycling route (can also use for walking).</p> <p>Consultant to prepare isochrone maps to show walking times to local facilities.</p>	RSm
7	Education, Services, Community and Sport	To understand current provision and capacity	<p>Steering Group to map essential facilities and services.</p> <p>Consultant to provide information on capacity for health, education for discussion.</p>	
8	Heritage	Could useful briefly spell out the challenges to deliver a vibrant shopping centre, tourism, business and housing on small sites in town, with the Conservation Area. Point to design code.	Consultant will use design code to suggest specific policies and guidance in the NP. Summarise design codes in the plan.	
9	Sports pitches	<p>This policy goes further than district policy because LP policy will allow for the loss of a playing field or open space if there is oversupply or no demand for it. To go further with a policy like this, you need to demonstrate that all are needed in accordance with recognised standards of provision. Does that work exist? Not referred to in the NP text.</p> <p>WFDLP Policy refs DM.6 Community Facilities 7c. (loss can be outweighed by the benefits) See Playing Pitch Strategy for standards, see WFDLP para 20.6 (can justify loss with an assessment to a recognised methodology), Policy DM.7 (1)b allows loss if it is ‘surplus’ and c.</p>	<p>Steering Group to ask sports clubs and use BTC knowledge to comment on pitch capacity (%booked), useability (%postponements in winter due to waterlogging), other issues (changing rooms/club houses/car parking/ floodlights (that can be difficult)).</p> <p>Consultant will draw this together when done.</p>	

10	Open Spaces and Green Infrastructure	Have you examined the functions of your open spaces – do they meet the requirements of different sections of the community?	Steering Group to consider whether open spaces meet the needs of all parts of the population?  As a starting point ,set out what each provides and discuss access/quality.  Steering Group to decide on whether want to designate LGS. Use criteria to identify candidate sites.	
11	Community Facilities	NP should identify the community facilities in the area. There should be a clear position on their role and value, and capacity.	Steering Group to provide a list of community facilities. If possible, set out use, capacity, quality and priorities for improvement.	TL CEW
12	Local Housing Requirement	The NPPF says that when NDP work starts, the local planning authority should provide a ‘Local Housing Requirement’ number for the parish. This will be formed of housing completions, permissions, undeveloped allocations and windfall estimates with the NA over your plan period 2022-2036.	Consultant will request this via an email.  Consultant to review housing proposals and policies affecting Bewdley and review current draft policies for discussion at a future meeting.	
13	Map 5	It would be better to show the Primary Business and Retail Zone as an area which includes the property curtilages (you can take a cut off if the plots are too long. This is because development opportunities might lie in opening up alley ways for the type of small shop spaces you are after.  WFDLP defines the town centre primary shopping area and a secondary area. Are you consistent with that? I note the line running south east is outside the WFDLP defined area. You should probably be consistent with the local plan.	Steering Group to provide reasons for amending the town centre boundary.  Consultant to then test the proposals informally with WFDC officers.	RB
14	Car Parking	Predominantly in relation to the town centre. To understand if there is sufficient to support NDP objectives.	Steering Group to provide information on the number and availability (periods of use, long, short, free, charged etc) of car parking spaces.	TEB
15	Policy JLE 2	Policy repeats WFDLP Policy DM.20 and DM.21 requirements in less detail, so is not useful. If you have any information such as that referred to below, then the policy could be made more relevant.		

16	Tourism	<p>There is clearly a tourism dimension to Bewdley – to visit the town itself, to visit the Safari Park and the Wyre Forest.</p> <p>The NDP should indicate what the tourism ambitions and issues are – more hotel rooms? Better public spaces?, more visitor ‘facilities’ or whatever is needed.</p> <ul style="list-style-type: none"> <li>• Tourism travel issues in specific places and from public transport standpoint.</li> <li>• Gateways into the town – are they attractive?</li> <li>• Are your public places attractive and co-ordinated?</li> <li>• How many hotel beds are there in Bewdley and what is the Air B&amp;B presence (this can be surprisingly high)?</li> <li>• What is the offer like in the town in terms of eating, shopping and attractions and how do they function?</li> <li>• Have you engaged with tourism operators to understand their development needs going forward (given the importance to the economy)</li> <li>• Would you support specific improvements or expansions?</li> <li>• Is there nothing specific to say about the Safari Park – it’s the biggest employer in the area and it’s in your parish?</li> </ul>	<p>Consultant will provide available data from online sources.</p> <p>Steering Group should consider a list of topics relevant to tourism – hotel space, quality of hospitality, car parking, public transport, town environment and local attractions.</p> <p>Then decide whether specific policies are needed in the plan, or some other actions outside the plan.</p>	NH
17	Markets	<p>Is there a land use planning consideration for the NDP or is it about licensing?</p>	<p>Steering Group to:</p> <ul style="list-style-type: none"> <li>• list local markets</li> <li>• state what benefits they bring (and what issues arise)</li> <li>• set out what you would like to happen in future</li> <li>• identify any actions required to achieve that</li> </ul>	

18	Traffic	To understand what current conditions are that need to be addressed.	Consultant and Steering Group to discuss traffic issues and then set out list of actions needed (unlikely to be deliverable through the NDP, but possible by other means).	RSm
19	Air Quality	Consider health in relation to the AQMA.	Consultant to examine what WFDC is doing about the AQMA.	
20	Flood Risk Supporting Document	To provide a means for local community information on flooding to be considered in the planning process.	Steering Group to collect documentary evidence on flood issues using local community information in relation to micro-level understanding of how systems work in the town and then through documented flood events (with photos).  Steering Group to advise of any local flood defence working groups or partnership working.	RP CEW
21	Valued Landscape and Valued Views	To provide a solid basis for identifying valued views and valued landscape	Consultant to review the landscape report you commissioned to prepare table to show what the key valued landscape attributes of the land are.  Steering Group to fill this in. And identify any valued views.	TL

## Bewdley Sports, Clubs and Organisations

Bewdley Sports, Clubs and Organisations were asked to share views of community and sports facilities on the following points:

- 1) The number of pitches/courts/buildings to access and the amount of time those areas are used.
- 2) The amount of useability for those areas with reference in particular to flooding or other weather events.
- 3) Any other issues – i.e. changing facilities, parking, lighting - which may be of relevance.

Clubs and organisations included the following:

- Bewdley Rowing Club,
- Bewdley Tennis Club,
- Bowling Club
- Bewdley Petanque Club
- Bewdley Cricket Club
- Leisure Centre
- Wharton Park Golf Club
- The Pines Golf Club
- Far Forest Football Club
- Bewdley Football Club

Club / Organisation	Comments
Bewdley Cricket Club	<p>1. The club would ideally want a second pitch in Bewdley. Our 3rd XI currently play at Moffats School, Kinlet which isn't an ideal facility both in terms of location and provision of services (no electricity, no permanent toilets). Additionally, with the growth that the club has undergone in the last ten years, we're now at a stage where there is barely an evening or weekend where the ground isn't in use, so fixture congestion and overuse of the square is a real concern. Periodically, we have looked into the possibility of purchasing the adjacent field to the ground, but to no avail. Other sites including St Anne's Primary School's playing field and the field adjacent to the A456 opposite the Safari Park (accessible from the Habberley Road) have also been considered, but ruled out due to security of tenure and change of use objections respectively. Any support with this ambition would be greatly received.</p> <p>2. As a summer sport, we are less affected by the flood plain nature of our ground, albeit this typically increases our remediation costs and efforts relative to other clubs in the Wyre Forest that don't suffer the same fate. We have been fortunate to access England &amp; Wales Cricket Trust funding that will allow us to replace our practice facilities and non-turf pitch to flood resistant facilities (the subbase will no longer be disturbed by flood water) so this has improved our resilience as a club. However, we are concerned that with the effects of climate change and the additional flood defences in the town, the height to which the water may rise may be sufficient to cause the first ever flooding of the clubhouse, so we need to prepare ourselves accordingly from this very real risk.</p> <p>3. Our access remains an issue; we struggle to get anything bigger down the lane than a transit van which can be prohibitive to employing certain contractors who are brining larger machinery. The replacement</p>



	<p>of our practice facilities has meant that we've had to rent parking space in Gardeners Meadow Car Park and remove a section of our fence line in order for contractors to be able to access the ground (or not when the flood defences have been erected to join the corner of the defence walls). I don't see a resolution to this, but I thought it worth mentioning all the same.</p>
<p>Rock Sports Youth Football Club</p>	<p>Rock Sports YFC is a non-profit grassroots football club. We were founded in 2003, and up until recently, we were the only Bewdley based grassroots club. Our aim is to provide a fully inclusive environment for children to be able to enjoy football. We have teams from mini kickers, then right through from under 7 up to under 18. There are approx 200 players currently registered with the club. All of the committee, coaches, managers and assistants are volunteers who give their time to allow the football club to operate. We operate from the Far Forest Pavilion and Sports Centre at Callow Top. We have one full size pitch along with a number of smaller pitches to accommodate 5v5, 7v7, 9v9 and 11v11 games. We have storage and changing rooms within the pavilion as well as a cabin on site which operates as a tuck shop. Far Forest Tennis club operates from the same site and has two floodlit tennis courts. However even with the above we regularly struggle with capacity for weekend games, especially as our pitches struggle during sustained wet weather. We have a relationship with Bewdley Leisure Centre and use their pitches regularly at weekends. For our winter training we book as to at Cleobury, Stourport and Kidderminster as there are no facilities within Bewdley. There is an ever growing need for better quality grass pitches and 3G pitches within Bewdley. We are also concerned about the future of Bewdley Leisure Centre, and whether it remains as a community facility. The leisure centre and playing fields have proven to be an invaluable resource for us as a football club, but also by many of our local parents and players who use the fields on a more informal basis for recreation when the pitches are not being rented for games. We understand that the disposal of Bewdley Leisure Centre may be in progress, and we did express our concerns to Ian Miller back in May 2023. He reassured us that the site would remain open to the community. I would be more than happy to discuss any of the above.</p>
<p>Rowing Club</p>	<p>As you may be aware we are beginning to open up the rowing club facilities to the community and trying to help the people of Bewdley get fitter and healthier. To that end we are embarking on a development plan that includes a bigger gym that will in addition have equipment that is more focused on general fitness rather than just the sport of rowing. Our existing gym is currently open to anyone to join and we have seen an increase in membership this year following its promotion on social media.</p> <p>You specifically mention lighting in your letter. One of the pieces of feedback we have received from members is the poor lighting on our car park, and the lane to the club, which is of course a bigger issue this time of year. So if our situation might qualify for some improvement measures that would be really helpful. For information, we now have 190 members. These are mainly rowing members but there is now a growing number of gym-only memberships. Our facilities are used throughout the year and every</p>

	<p>day of the week. We are only constrained of course by river conditions as far as river activities are concerned. I hope this information helps but I would be happy to discuss further if required.</p>
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## Tourism Accommodation in Bewdley

### Hotel, Pub and Guest House accommodation

Name	Address	Telephone	Number of beds	Occupancy
<b>The George Hotel</b>	Load Street      DY12 2AW	01299 406970	20 rooms = <b>37</b> beds	Lower after leaving Booking.com
<b>The Horn and Trumpet</b>	15-16 Dog Lane      DY12 2EH	01299 489547	7 rooms = <b>17</b> beds	
<b>The Cock and Magpie</b>	1 Severn Side North      DY12 2EE	01299405842	Accommodation does not meet fire regulations = 0 beds	
<b>Welch Gate Guest House</b>	1 Welch Gate      DY12 2AT	01299 402655	8 rooms = <b>15</b> beds	No advertisement; only returning fishing groups etc. only summer 50% occupancy
<b>Wharton Park Golf Club</b>	Long Bank      DY12 2QW	01299 405222	7 rooms = <b>18</b> beds	Mainly business in the week. 60 to 70% occupancy thanks to Booking.com Would like to be included more in town events: e.g Nutcracker Trail
<b>The Mug House</b>	12-13 Severn Side North      DY12 2EE	01299 402543	7 rooms x2= <b>14 beds</b>	50 to 80% Business or tourism
<b>The Courtyard</b>	3-4 Severn Side South      DY12 2DX	01299 403999	5 double rooms+ 5 to be renovated at Orillo's in time for the summer= <b>20</b>	60-70% occupancy tourists plus long term business residents

<b>The Clock House</b>	3 High Street	DY12 2DH	01299 670027	6 ensuite+ 1 family room +1 apartment= <b>20 beds</b>	Tourism + workers from housing development and flood defences. 60 to 65% occupancy
<b>Kates Hill House</b>	Redhill	DY12 2DR	01299 401563	8 rooms= <b>16+</b>	
<b>Severn Valley Guest House</b>	240 Westbourne Street	DY12 1BS	01299 402192	10 rooms= <b>18 to 20 beds</b>	<b>Wants strict confidentiality. Nothing to be published.</b> Feels AirBnBs are killing the town centre as occupied part time only
<b>The Bewdley Inn</b>	14 Kidderminster Road	DY12 1AG	01299 578513	5 rooms = <b>12 beds</b>	New management. No accommodation until after full renovation, hopefully in time for the summer
<b>West Midlands Safari Park</b>	Kidderminster Road			32 lodges 2 cottages <b>198 beds</b>	
<b>Total</b>				<b>=/- 387</b>	

### Camping accommodation

Name	Address	Telephone	Number of pitches
<b>Hopley's Family Camping</b>	Cleobury Road DY12 2QL	01299 402173	<b>160-170</b>
<b>Butt Town Caravan Park</b>	Northwood Lane DY12 1AN	07939 938179	Static and Full time only
<b>Blackstone Meadow</b>	Stourport Road DY12 1PU	07985 240002	<b>15</b> for tourists
<b>Hay Farm</b>	Ribbersford DY12 2TP	07732 489195	<b>15</b> beds + 5 pitches
<b>Total</b>			<b>+/- 200</b>

### Private accommodation: Airbnb, Booking.com, Sykes cottages, Vrbo

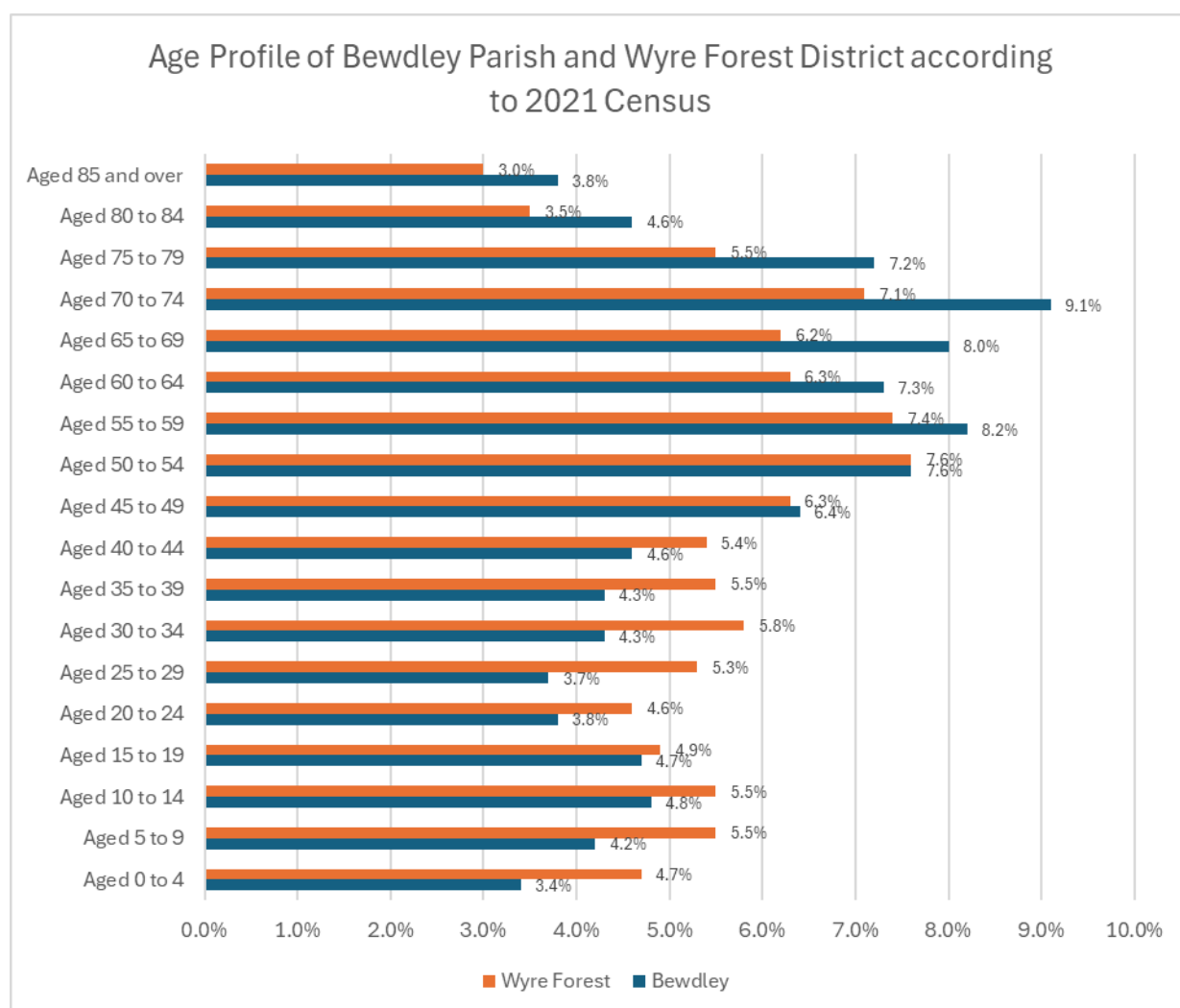
Name	Address	Telephone	Number of beds
<b>Beau Cottage</b>	Long Bank DY12 2QS	Booking.com	4
<b>Bewdley River Cottage</b>	16 Severn Side N. DY12 2EE	Booking.com	4
<b>Braeburn Cottage</b>	Park Lane DY12 2EL	Airbnb	7
<b>Chandan Court</b>	59-60 Load Street DY12 2AP	Booking.com	4
<b>Cottage &amp; Hot Tub</b>	49 Wyre Hill DY12 2UE	Booking.com	4
<b>Dobbies Den</b>	145 Kidderminster Rd DY12 1JE	Booking.com	4
<b>Hideaway Cottage</b>	18A Dog Lane DY12 2EF	Booking.com	4/6
<b>Mingo Cottage</b>	Flat 2, 73 Welch Gate DY12 2AU	Booking.com	4/6
<b>MBS Lettings</b>	96 Kidderminster Rd DY12 1DQ	Booking.com	3 app+ 1 house= 19
<b>Kingfisher River Cottage</b>	7B Severn Side N DY12 2EE	Booking.com	7
<b>Orchard Cottage</b>	Cleobury Road DY12 2QL	Booking.com	4
<b>Riverside</b>	10 Severn Side South DY12 2DX	Booking.com	4
<b>Riverside</b>	Severn Side North DY12 2EE	Booking.com	4
<b>Sandy Bank</b>	Wyre Hill DY12 2AY	Booking.com	4
<b>Springhill Court</b>	98 Kidderminster Rd DY12 1DQ	Cottages.com	4
<b>Studio (Annex)</b>	12 Kidderminster Rd DY12 1LJ	Vrbo	2

<b>The Coach House</b>	Long Alley, Severn Side S P DY12 2DX	AirbnB	4
<b>The Cottage</b>	Kidderminster Road DY12 21LJ	Booking.com	8
<b>The Old Rope Works</b>	5-6 Westbourne Street DY12 1BS	Cottages.com	5
<b>The Retreat</b>	Yew Tree Lane DY12 2 PJ	07790 947224	4
<b>The Stilts</b>	5 Rope Walk DY12 1HA	Booking.com	3
<b>Tanners Lodge</b>	Tanners Hill DY12 2LH	Booking.com	2
<b>Whispering Place</b>	12A Westbourne Street DY12 1BS	Booking.com	6
<b>Zeppelin House</b>	28 Severn Side South DY12 2DX	Booking.com	8
<b>Cosy town centre cottage</b>	By Bridge House	Vrbo	4
<b>Historic Georgian Town</b>	Behind Coach House	Vrbo	3
<b>Luxurious &amp; Cosy</b>	Around Wassell Drive	Vrbo	4
<b>Luxurious &amp; Serene</b>	Near Shaw Edge	Vrbo	5
<b>Tranquil &amp; Luxurious</b>	Near Shaw Edge	Vrbo	5
<b>TOTAL</b>			<b>+/- 148</b>

## Bewdley Parish 2021 Census Profile

### Population Structure

Figure 1 shows the 2021 population Structure of Bewdley Parish with data for Wyre Forest as a whole provided for comparison. The graph shows that Bewdley has a lower proportion of population in all five year age groups than Wyre Forest as a whole up to the age of 50-54 years of age, beyond which Bewdley has a higher proportion of population in all older age groups. The median age of the parish population is in the 50-54 age range. Nearly 32% of the parish population is 65 years or older whilst only 17% of the population is 19 years or younger.



A higher proportion of older age groups influences household size. Figure 2 shows the proportion of households in Bewdley and Wyre Forest with one person through to 4 or more people in the household. 74% of households in Bewdley contain one or two people whilst only 26% contain three or more.

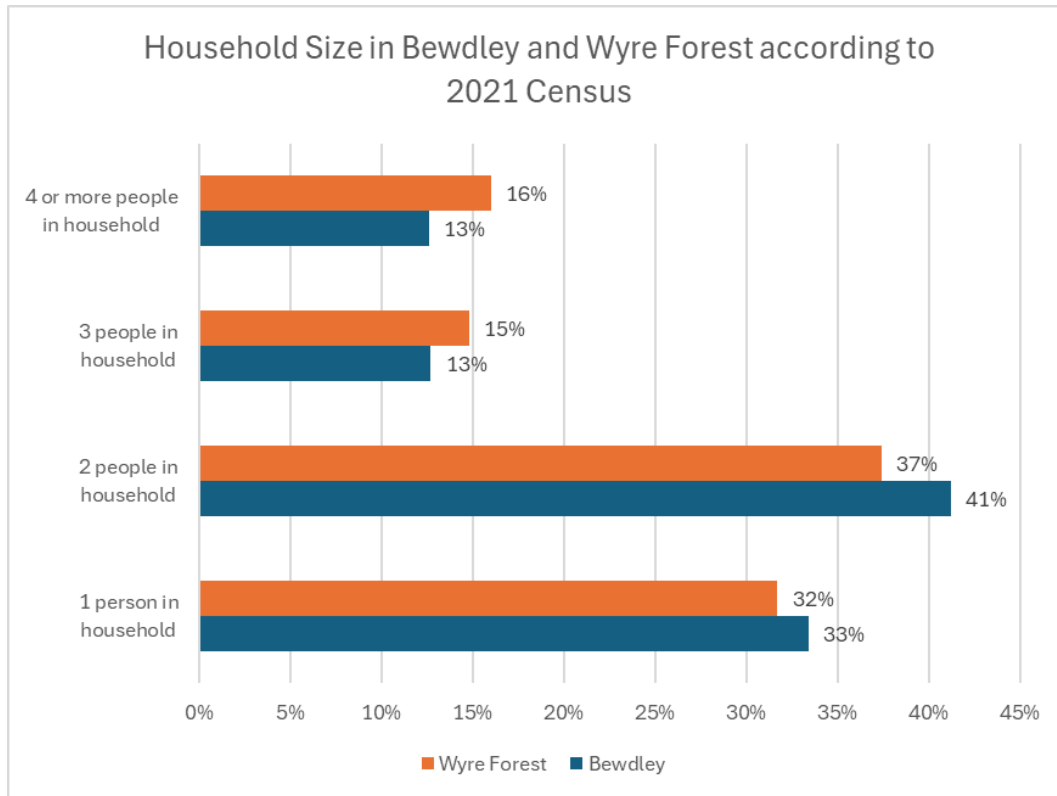
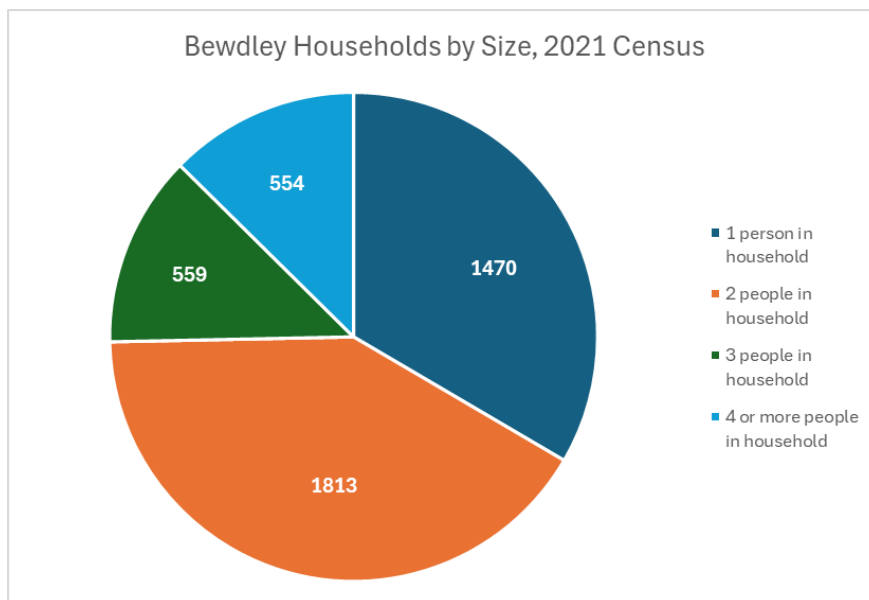


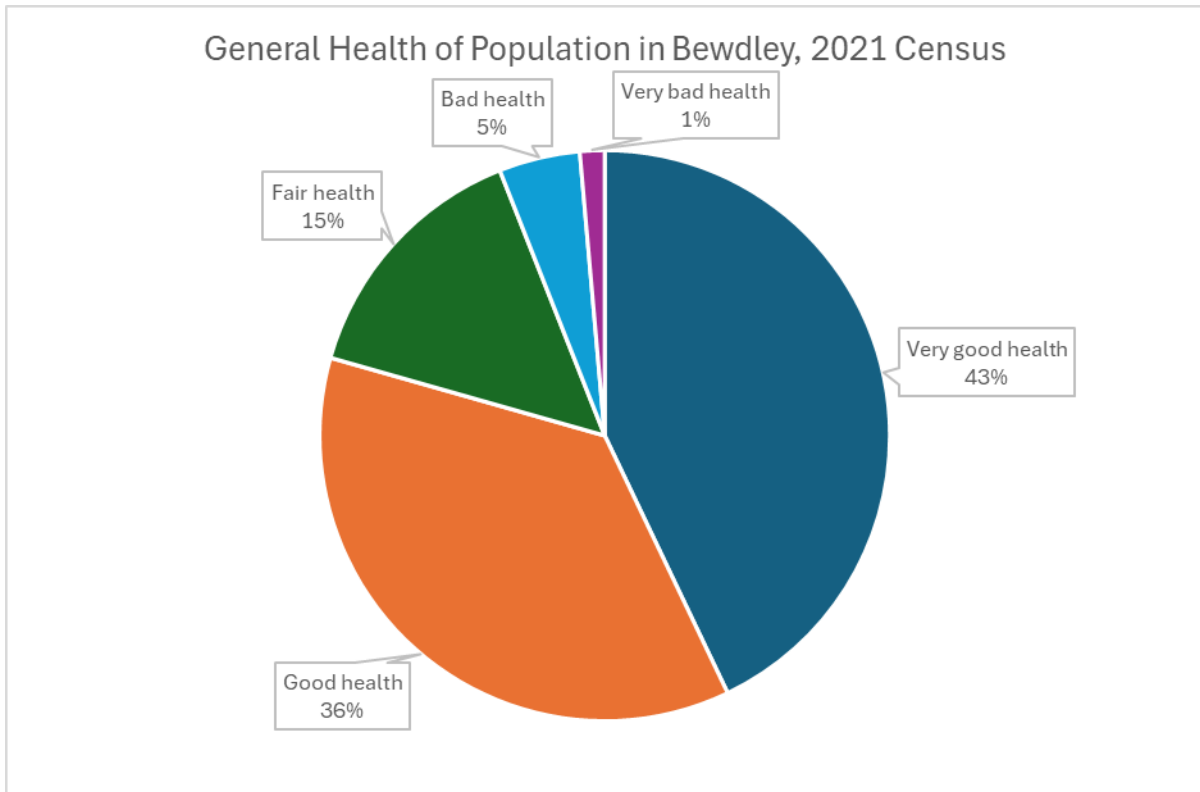
Figure 3 shows the actual number of households of different sizes in Bewdley. Of the 4,400 or so households in the parish, only just over 1,100 contain three or more people.



**Health**

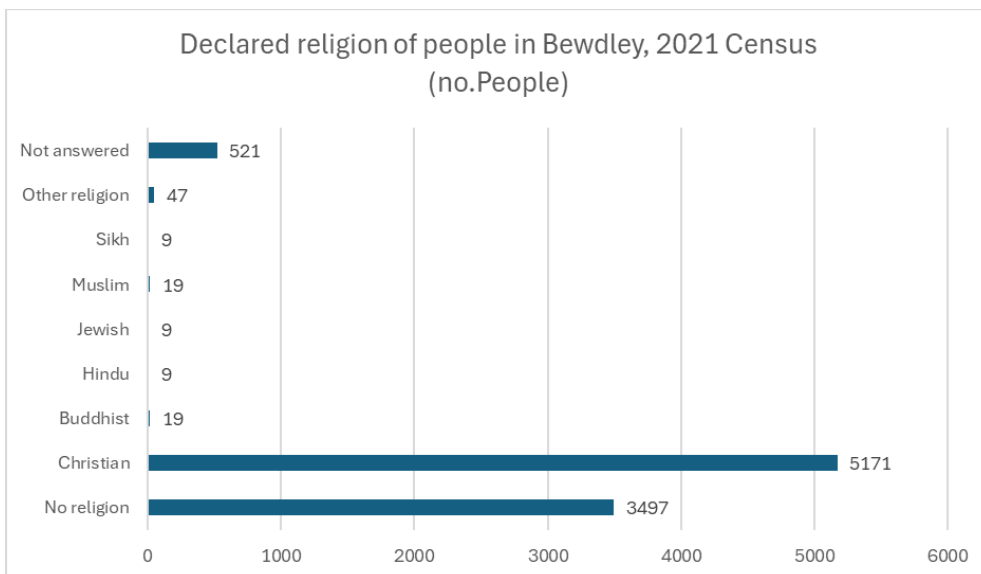
Figure 4 The population is generally in very good or good health (79%) but with a significant proportion in less than good health (21%).





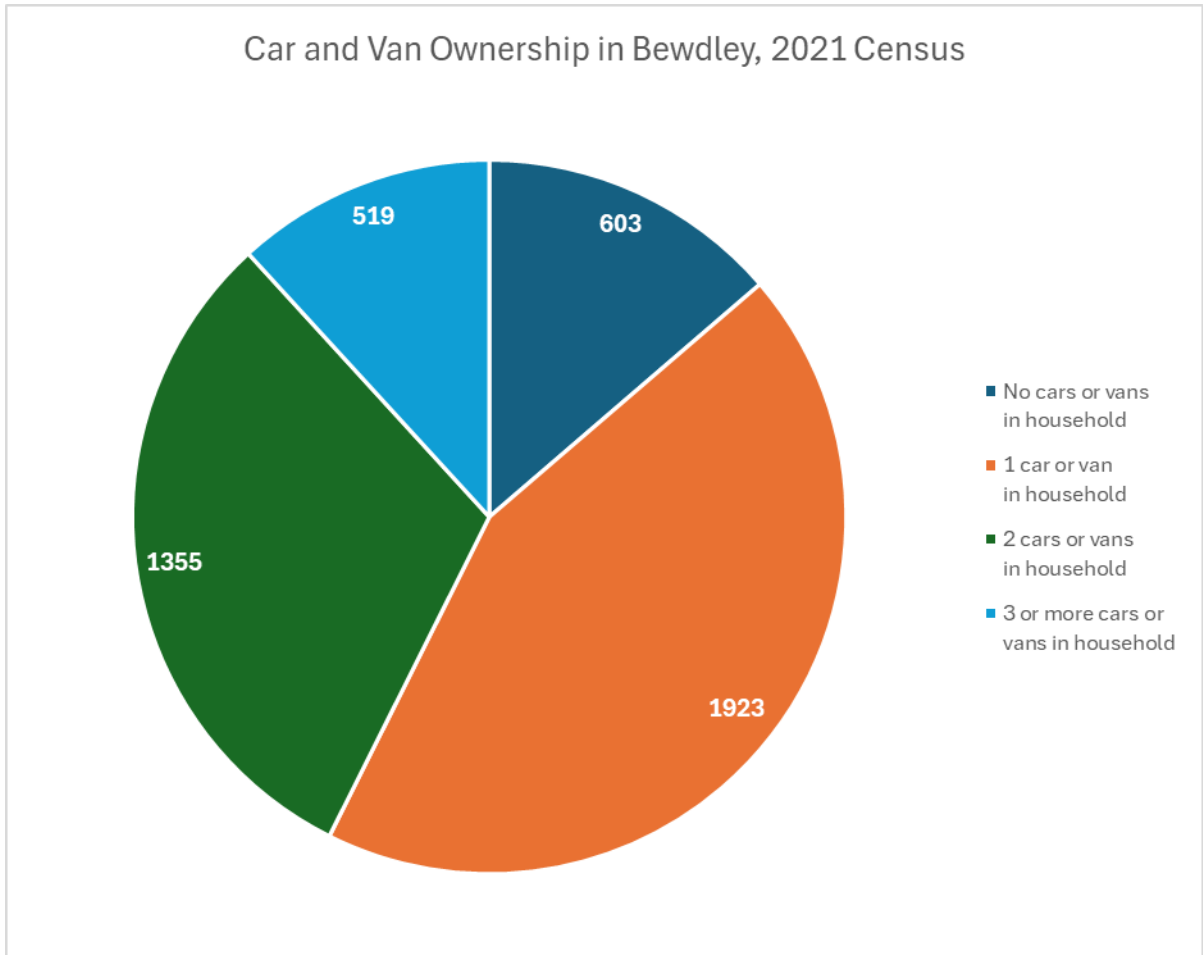
**Religion**

Figure 5 shows the Religions declared by Census 2021 responses. The religion of the resident population has a bearing on requirements for burial space and cremation ash spaces. In Bewdley’s case there is a very small proportion of population who follow religions which require burial over cremation.



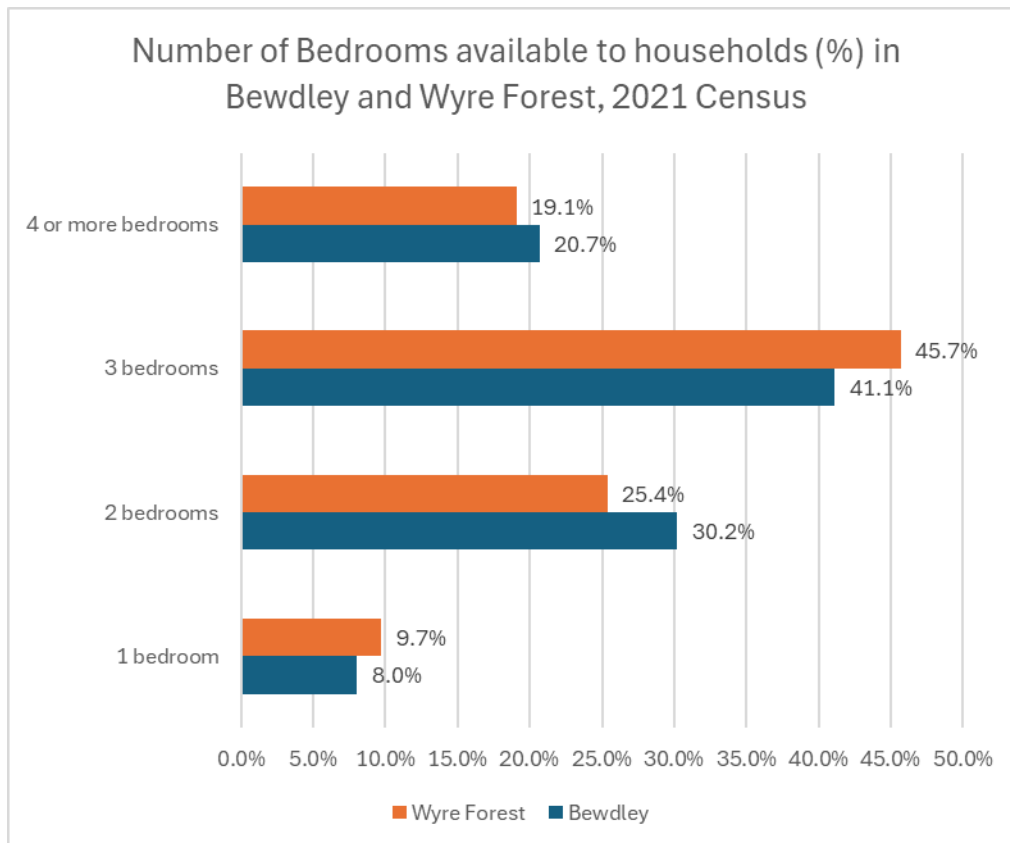
### Car and Van Ownership

Figure 6 shows that car and van ownership in Bewdley Parish averages between 1 and 2 cars per household though a significant number of households have no car or van.



**Housing**

Figure 7 shows a mixed picture with regard to house size measured by the number of bedrooms available to households. Bewdley has a greater proportion of homes with two bedrooms and four or more bedrooms than Wyre Forest as a whole, whilst it has a smaller proportion of homes with 3 bedrooms and one bedroom.



Given small average household size and a higher proportion of larger homes, household tend to under-occupy their housing. Figure 8 shows the proportion of households with spare bedrooms or lack of rooms. Only 1.5% of households in Bewdley lack one bedroom or more.

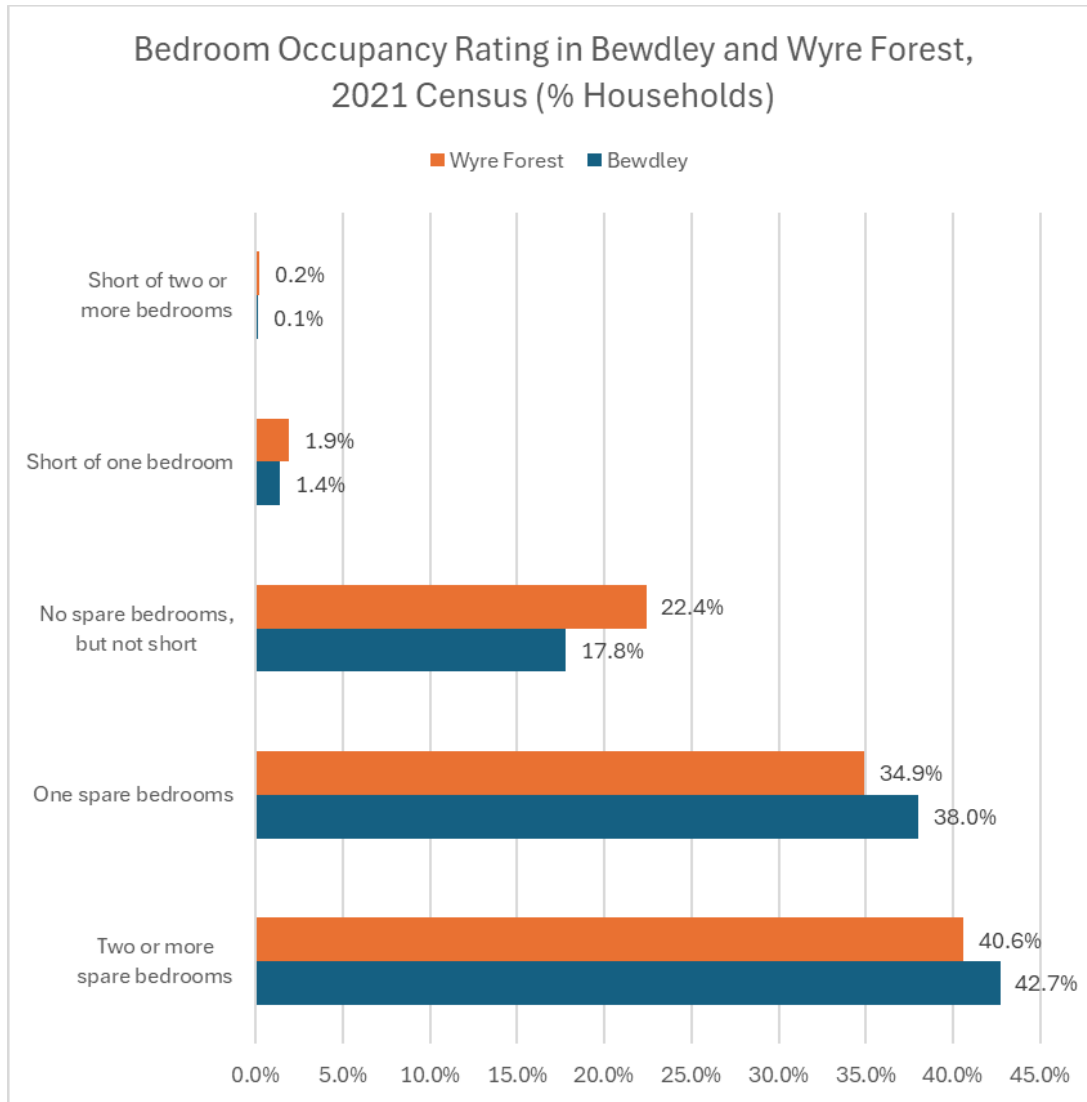
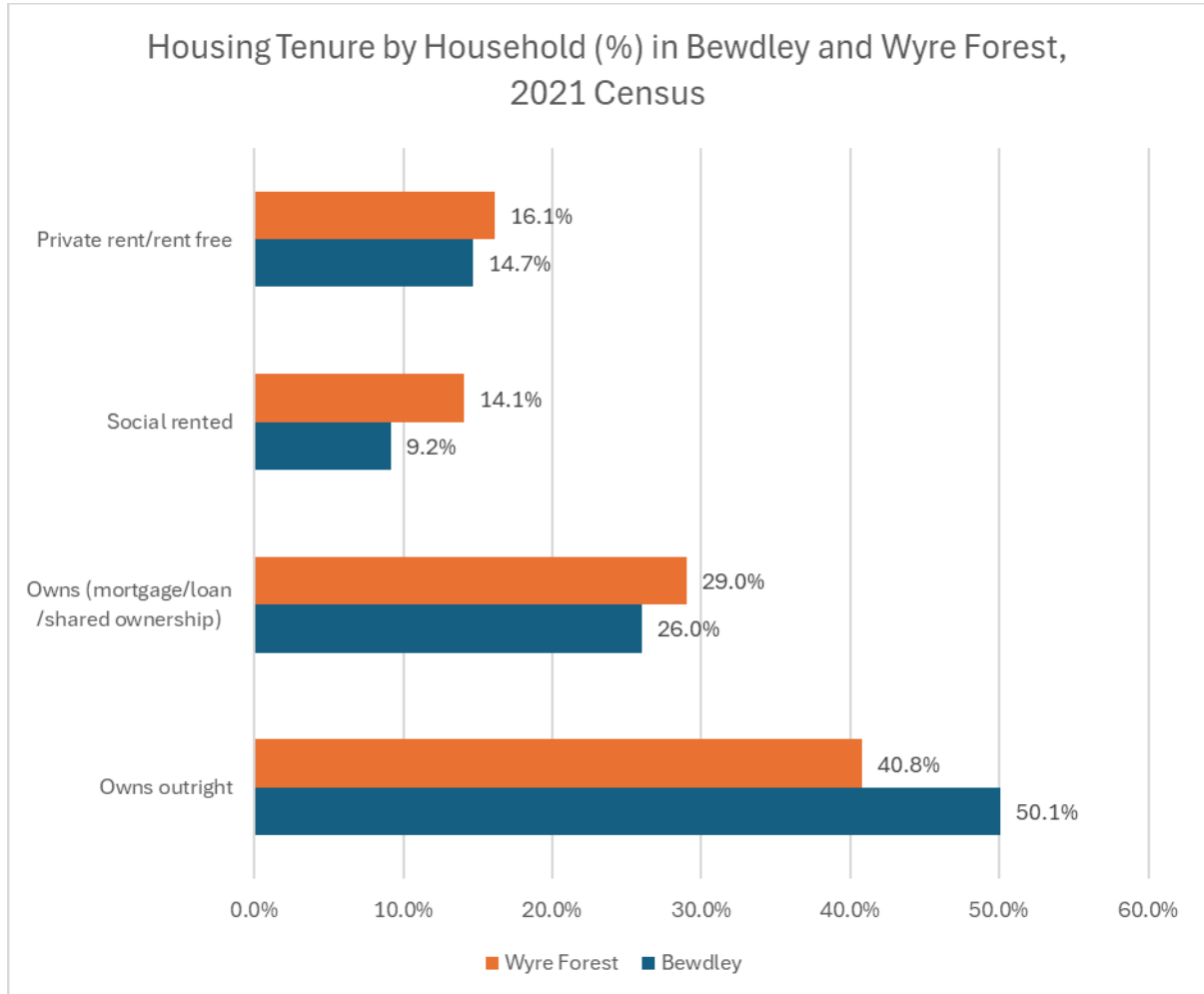


Figure 9 shows that households in Bewdley tend to own their homes, with over 76% owning either outright or with a mortgage. Private rent and social rent households form a smaller proportion than for Wyre Forest as a whole.



**Economic Activity**

Figure 10 shows that only 49% of the population aged 16+ years is economically active, whilst only 3% is unemployed (or was in 2021). This means 48% of the population is economically inactive and for the most part, retired.

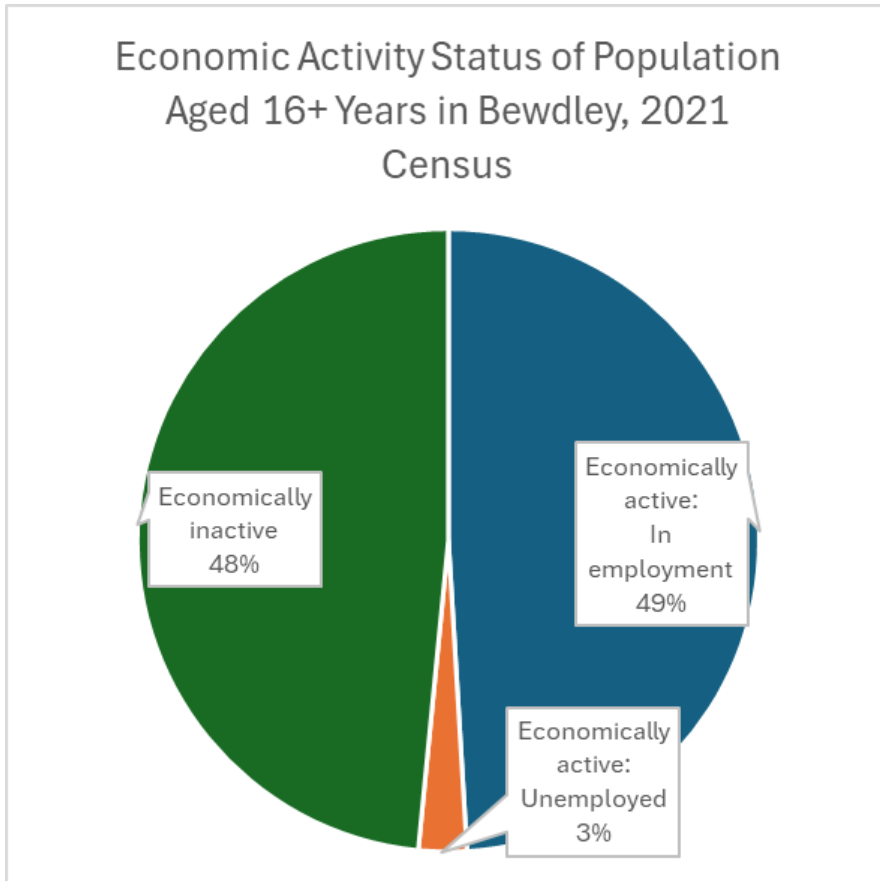


Figure 11 shows that of those in work, a higher proportion are in higher level occupations than Wyre Forest generally - in Bewdley, a larger proportion of resident workers are present in each of the four highest categories.

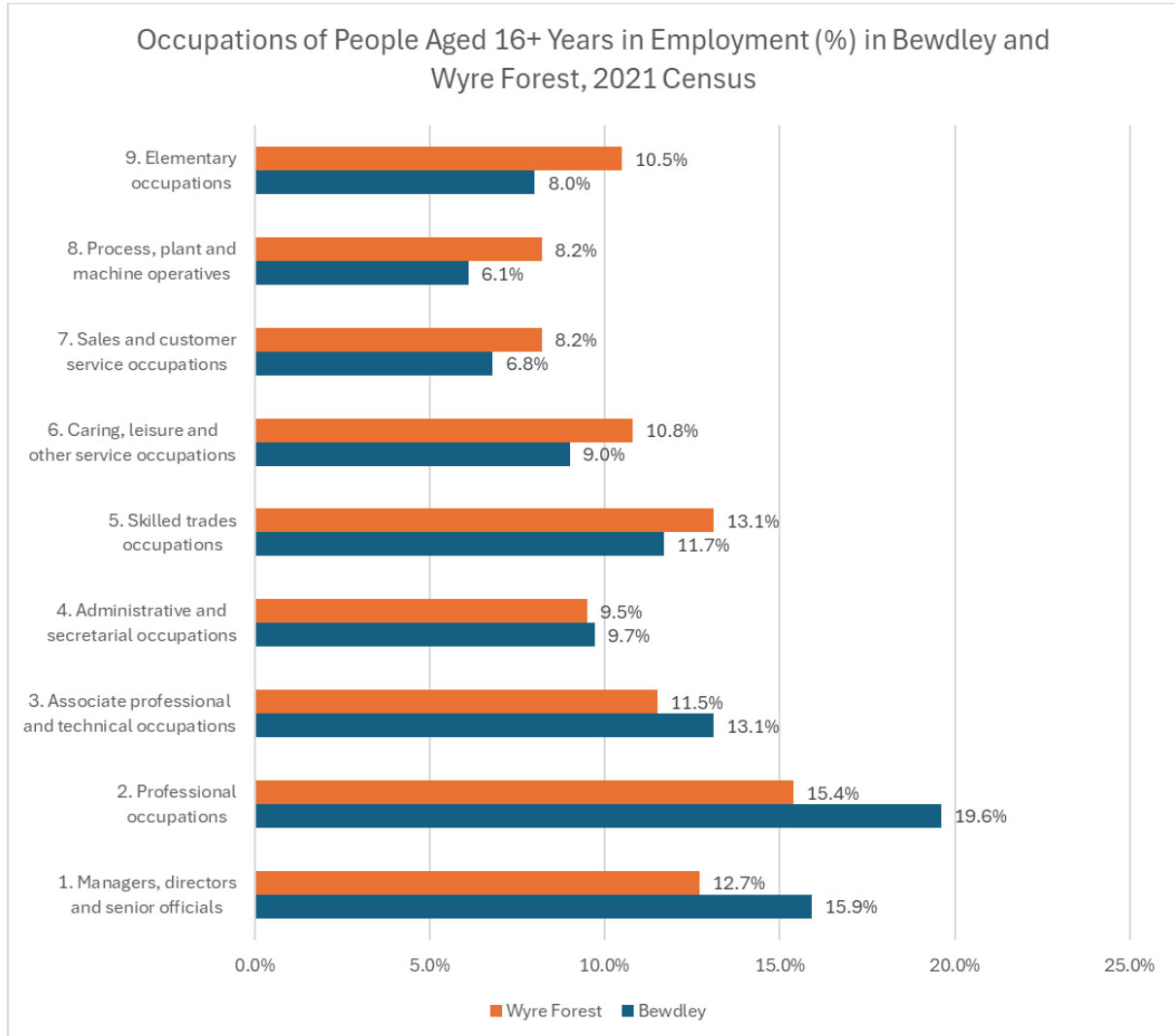
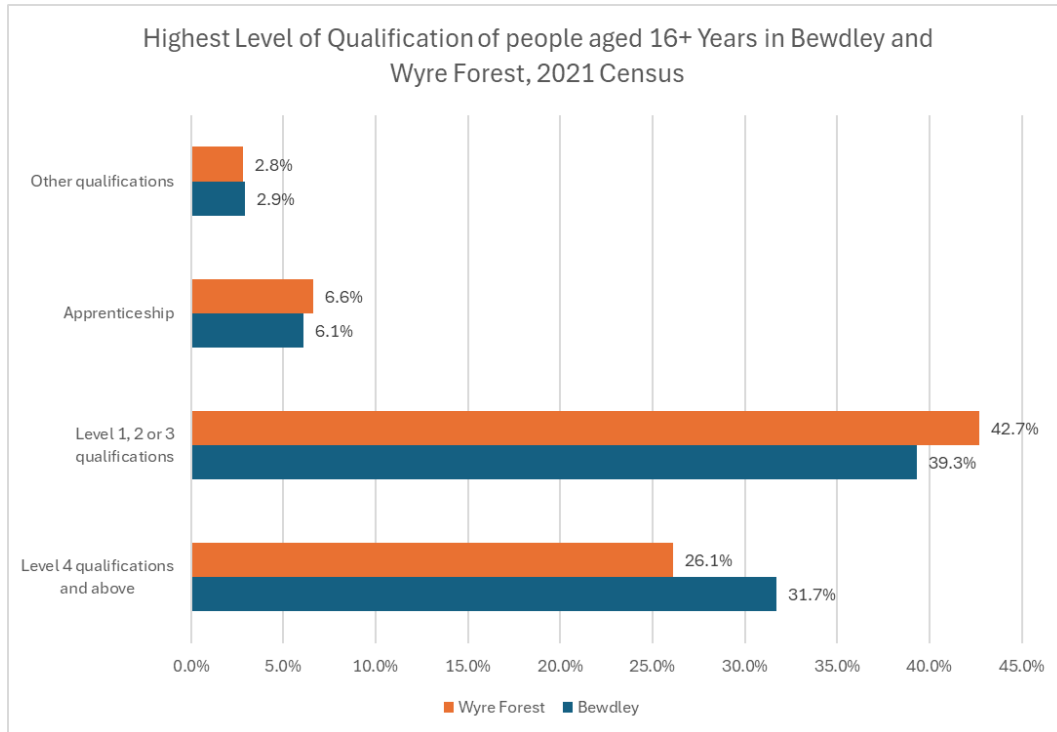


Figure 12 shows that the level of qualifications achieved by people in Bewdley is proportionally higher in the highest level of qualifications but lower in all others.





Business Name	Address	Building Owner Yes / No	If no what is the lease duration	How long remains on the lease	Is the lease protected under the 1954 Act	Number of room within the whole building	Number of rooms used in business	Ground Floor trading only YES/NO	Planning Use Class	Number of Employees	Area / Property Size	Type of Business	Trading Hours	Are you happy for photograph to be taken of building Internal / External
Abacus	1-2 High Street, Bewdley, DY12 2DH	Yes				3	2 sometimes 3	No	Hairdressing	9		Hairdressing	Tuesday-Saturday 9am -5.30pm	Yes - all rooms int/ext
Adam & Eves Day Spa	Welch Gate, Bewdley	No										Salon Spa		
Andrew Francis Butchers	49 Load Street, Bewdley	No	7 years	4 years	Yes		2	Yes	Retail Food	4		Butchers	Monday - Friday, 7am - 5pm, Saturday 7am - 4.30pm	Yes - all rooms int/ext
Annabel Romeo Hair	17 Welch Gate, Bewdley	Yes		100 years			2	Yes		1	4m x 4m	Hairdressing	7 days 9am - 5pm	Yes int/ext
Bark Avenue	11 Load Street, Bewdley, DY12 2AF	No	10 years	6 years	Yes		3	Yes		2		Sales & Service	10am-4pm 7 days	Yes - shop front only
Bewdley Brewery Ltd	Lax Lane, Bewdley, DY12 2DZ	Yes				7	7	Yes		11		Brewery	8am - 9pm	Yes
Bewdley Town Council	Borough House, 6 Load Street DY12 2AF						4	Yes	E	5		Local Authority	Monday - Friday, 9am - 5pm	
Cheap and Cheerful	73 Load Street, Bewdley, DY12 2RL	Yes				1	1	Yes	Retail Shop	2	488 sq ft	Gift Shop		42
From the Wildwood	Bewdley Museum, Load Street, DY12 2AE		5 years			1	1		Museum	1		Jewellers	Everyday 10am - 4pm	Yes
Let's Party Party	4 Load Street, Bewdley, DY12 2AF	No	1 Year	11 months	Not sure		1	Yes		owner only	36m sq	Party goods & Fashion accessories	9.30am-5pm	Yes - shop ext - ask landlord
Merchants	78-80 Load Street, Bewdley, DY12 2AW	Yes				10+	4	Yes		20		Catering	12pm - 8pm	
Pewterworks	Museum Studio	No	until 2027			1	1	Yes			0	Pewter Jewellery, Home Décor & Courses	Tuesday-Wednesday, Weekends 10am - 4pm	Yes
Philings	23 Load Street, Bewdley	No	5 years	4 years	Yes	1	1	Yes		1	6m x 6m	Food	9.30am - 3pm 6 days	Yes
Riverside Café	2/3 Severnside North, Bewdley, DY12 2EE	Yes				1	1	Yes		4	8m x 6m	Café	8am - 5pm	
Severn Valley Flooring	40 Load Street, Bewdley	No				2	2	Yes		1	55m2	Retail	10am - 4pm	
The Bewdley Inn	14 Kidderminster Road, Bewdley	No										Public House	Sunday - Tuesday 12pm - 10pm Friday - Saturday 12pm - 12am	
The Garden Kitchen	Bewdley Museum, Load Street, DY12 2AE	No	5 years	4 years	Yes	1	1	Yes		12	25m sq	Café	10am-4pm summer, 10am -2pm winter	10-Apr Yes - all rooms int/ext
The Little Cottage	4 Load Street, Bewdley, DY12 2AF	No	until March			1	1	Yes		2		Tearoom/Catering		Yes
Wharton Park		No					26 - 30	No		20 - 30		Hospitality	6.30pm - 9pm	Yes

**Bewdley Car Park Data**

Car Park Name	Location	Type	Local Authority / Private Ownership	Number of Spaces			Charges	Height Restrictions	Under Cover
				Standard	Disabled	Motorcycle Bay			
Dog Lane	DY12 2EF	Long Stay	LA - WFDC	137	8	1	Up to 30 min - £0.70, Up to 1 Hr - £1.20, up to 2 Hrs - £2.30, up to 3 Hrs - £3.50, Up to 24 Hrs, £5.70, Up to 48 Hrs £11.50. Evening Tickets £2.00 from 6pm - 8pm. Free 1 hour parking at Gardner's Meadow.	2.1 metres	No
Gardner's Meadow	DY12 2DG	Long Stay	LA - WFDC	142	8	0		2.1 metres	No
Load Street - Lower	DY12 2AW	Long Stay	LA - WFDC	48	2	0	Up to 30 min - £0.70, Up to 1 Hr - £1.20, up to 2 Hrs £2.30. Evening Tickets £2.00 from 6pm - 8pm.	2.1 metres	No
Load Street - Upper	DY12 2AW	Short Stay	LA - WFDC	18	5	1		2.1 metres	No
Severn Valley Railway	DY12 1DP	Long Stay	Private	50	0	0	£4 per day		No
Redthorne	DY12 2FB	Short Stay	Private	57	0	0	£1 per hour	2.1 metres	No

**Coach Parking**

There is no official coach parking within Bewdley however there is an agreement in place between WFDC and WMSP that coach drivers can park in their car park after dropping off passengers in their intended destination.

**Data Usage Figures January - December 2024**

Month	Dog Lane	Gardner's Meadow	Load Street Lower	Load Street Upper
January	6100	2100	2900	3000
February	6100	2800	3400	2500
March	8400	3300	3900	3200
April	8500	3800	3900	3200
May	9700	4900	4000	3500
June	8400	4700	3600	3000
July	10400	4000	4200	3500
August	11200	5700	4400	3500
September	8300	3300	3700	3300
October	9300	3400	3900	3300
November	740	2600	3100	3100
December	5100	2900	2900	2400

N.B. the information provided by WFDC shows estimated number of users per month per car park for machine and ticket app sales. It does not account for space occupancy - some stay longer than the ticket allows and some leave before the time is up. It also does not consider machine breakdown time, car park unavailability, seasonal offers or season tickets.

## **Community Facilities**

Questions were posed to community facility providers to establish its role, value and capacity within the community. The requirement was to demonstrate use, capacity, quality of the facility and priorities for improvement.

List of identified organisations which provides meeting or activity spaces for community groups to hire or use.

St George's Hall & Café

Bewdley Museum and Jubilee Gardens

Parish Rooms (Wribbenhall)

Bewdley Lesure Centre (WFDC/New School Board)

Elim Riverside Church

Bewdley Baptist Church

St Anne's Church

Bewdley Rowing Club

Bewdley Library

Worcestershire Wildlife Trust

Forestry Commission

St George's Farm (Guild of St George)

Wyre Community Land Trust (Ruskin Land)

Shaw Hedge Road Community Centre

**Report of: Kate Bailey, Head of Strategic Growth**

**Date: Thursday 6 February 2025**

**Open**

## **Agenda item no. 8 - Wyre Forest Local Development Scheme and briefing about National Planning Policy Framework Changes**

### **Summary**

Attached is a draft of a Cabinet report on this subject, which Cabinet is expected to consider on 11<sup>th</sup> February

The Overview and Scrutiny Committee is invited to consider the report and provide recommendations to Cabinet.

### **Officer contact details**

Name: Sally Horne

Title: Senior Planning Policy Officer

Contact number: 01562 732524

## WYRE FOREST DISTRICT COUNCIL

### CABINET

11 FEBRUARY 2025

#### Wyre Forest Local Development Scheme and briefing about national planning policy framework changes

<b>OPEN</b>	
<b>CABINET MEMBER:</b>	Cllr Dan Morehead, Cabinet Member for Economic Regeneration, Planning and Localism
<b>RESPONSIBLE OFFICER:</b>	Kate Bailey, Head of Strategic Growth
<b>CONTACT OFFICER:</b>	Sally Horne, Senior Planning Policy Officer
<b>APPENDICES:</b>	Appendix One - Wyre Forest Local Development Scheme 2025-2028 Appendix Two – Proposed Consultation Responses to Development and Nature Recovery Working Paper

#### 1. PURPOSE OF REPORT

To provide an update to Councillors about various changes within planning including the changes to National Planning Policy Framework (NPPF) and the Planning Policy for Traveller Sites (PPTS), a consultation on the Development and Nature Recovery Working Paper and also to present a revised Local Development Scheme based upon those changes.

#### 2. RECOMMENDATION

**The Cabinet is invited to:**

- 2.1 Approve the Local Development Scheme 2025 to 2028
- 2.2 Note the update on changes to the National Planning Policy Framework and Planning Policy for Traveller Sites

#### 3. BACKGROUND

- 3.1 **The National Planning Policy Framework:** The revised National Planning Policy Framework (NPPF) was published by the Government on 12<sup>th</sup> December 2024. The policies have come into force immediately for the purposes of determining planning applications and appeals. The publication was accompanied by a letter from the Deputy Prime Minister to all local authority Chief Executives in England in which she set out the Government's next steps in delivering on their promise to radically reform the planning system and increase the number of homes being built. In addition all Local planning Authorities were required to update their Local Development Scheme timetable.

3.2 There are a number of significant changes to the NPPF, including:

- A new standard method for assessing housing needs
- Introducing the term 'Grey Belt' and more flexibility about development in the Green Belt as long as it meets the Golden Rules.
- Plan making and the reintroducing the duty to cooperate

3.3 *A New Standard Method for Assessing Housing Needs:* The revised standard method is now mandatory and local authorities should now aim to *meet their identified need* (as opposed to as much as possible). The Standard Method has been slightly amended since the consultation in July which has reduced the figure for Wyre Forest from 617. Also, in addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for in Local Plans. The new figure for Wyre Forest is 584. The Local Plan figure of 276 dwellings per annum will continue to apply until the Local Plan is 5 years old on 26<sup>th</sup> April 2027. In terms of Housing Land Supply calculations, from 1<sup>st</sup> July 2026, authorities with Local Plans adopted under the old system and not yet 5 years old, will need to demonstrate a 6-year supply. Wyre Forest was able to show nearly 10 years supply at April 2024 and with several large sites coming onstream in the next couple of years, this requirement should not cause any issues.

3.4 *Affordable Housing:* The minimum threshold of 10% for affordable housing has been omitted and instead planning policies and decisions can expect the mix of affordable housing to meet identified local needs. Previously the NPPF required at least 10% of the total number of homes to be available for affordable home ownership. The NPPF also now requires 50% affordable housing provision on applications involving major housing developments on Green Belt land as part of the 'Golden Rules' for GB development set out in paragraphs 156-157 (please see 3.5 below re affordable housing). Furthermore the NPPF removes the requirements for Local Planning Authorities (LPA) to provide 25% of affordable homes as first homes but an LPA can do so if there is a local housing need.

3.5 *Grey belt, Green Belt and Golden Rules:* housing, commercial and other development is no longer regarded as inappropriate in the Green Belt where (paragraph 155) (1) it would be 'Grey Belt' land (2) it would not fundamentally undermine the purposes taken together of the Green Belt across the area of the plan (3) it would be in a sustainable location (4) there is a demonstrable unmet need for the type of development proposed (5) the development would meet the golden rules. Grey Belt land will be regarded as grey belt if it is previously developed land or if it is land that does not strongly contribute to any of green belt purposes (a) (check the unrestricted sprawl of large built-up areas) (b) (prevent neighbouring towns merging into one another) or (d) (preserve the setting and special character of historic towns). Land must now strongly contribute to one of three specified Green Belt purposes to avoid being defined as grey belt. In order to be released for development, land must not fundamentally undermine the purposes (taken together)

of the remaining Green Belt across the area of the plan. Sustainable location is not actually defined but paragraph 110 refers to locations which are or can be made sustainable. In terms of there being a demonstrable need for the development this only applies where LPAs cannot demonstrate a 5-year housing land supply or Housing Delivery test results are below 75%. Golden Rules apply to land released from the Green Belt. Until Local Plans are produced under the new NPPF, affordable housing provision will be 15% higher than the provision set out in the Local Plan to a maximum of 50%. This would mean a requirement of 40% on such parcels in Wyre Forest.

- 3.6 *Economic Uses:* Paragraph 86 of the NPPF now requires Local Planning Authorities to facilitate development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight, and logistics through the inclusion of policies in the Local Plan. This includes setting out a clear economic vision and strategy and identifying strategic land allocations.
- 3.7 *Public Service Infrastructure:* The NPPF now requires Local Planning Authorities to review health, blue-light, library, early years, post-16 places, adult education and university need in the district (paragraph 100-101). This is to ensure the additional demand arising from an increase in population on these public service infrastructure is being met and ensure faster delivery on any deficiency of public service infrastructure. Therefore, the Local Plan review will need to approach promoters, delivery partners and statutory bodies when preparing the LP.
- 3.8 *Design Codes:* The inclusion of Paragraph 130 of the Framework now requires Local Planning Authorities to evidence, through an authority wide design code, that a significant uplift in the average density of residential development would be inappropriate. The Local Plan review will need to commission an Authority wide design code to show areas that would not support significant uplifts in the average density of residential development where it can be demonstrated that the resulting built form would be wholly out of character with the existing area.
- 3.9 *Plan Making:* Where it is necessary to release Green Belt land for development, plans should give first consideration to previously developed land in sustainable locations, then consider Grey Belt land in sustainable locations, and only then consider other sustainable Green Belt locations.
- 3.10 *Duty to Cooperate:* The section of the NPPF on maintaining effective cooperation is strengthened with changes at paragraph 24 and paragraph 28 plus a new paragraph 27. This emphasizes the need for strategic planning to happen across administrative boundaries and to align plan policies with those of other bodies where a strategic relationship exists.
- 3.11 *Decision Making:* Several paragraphs in the NPPF have been updated regarding decision making on planning applications in the event that there is an out of date local plan. Paragraph 11d states that where there are no relevant development plan

policies, or the policies which are most important and for determining the application are out-of-date, Local Authorities will be expected to grant permission unless the application of policies in this Framework that protect areas or assets of particular importance (defined in the NPPF as those protected due to habitat, or where there are issues) provides a clear reason for refusing the development proposed. This sentence has replaced 'strong' with 'clear'.

3.12 No further detail on the new strategic planning framework announced as part of the Levelling Up and Regeneration Act (2023) has been released by Government and will require secondary legislation to bring it into force. Therefore, given this, WFDC will not have a statutory requirement to review its plan until 2026/27. However, in addition to the NPPF changes the Deputy Prime Minister has instructed all LPAs produce an updated Local Development Scheme (LDS) within 12 weeks of the publication of the NPPF (no later than 6 March 2025) with the consequence of not adhering to this being the Secretary of State's powers of intervention under section 27 and 27A of the Planning and Compulsory Purchase Act 2004. It should be noted however that if there are further changes to the NPPF in relation to plan making then this Local Development Scheme will likely require further amendment.

3.13 **Planning Policy for Traveller Sites:** Alongside the publication of the revised NPPF, the Government also updated the Planning Policy for Traveller Sites (PPTS) in December 2024. Paragraph 9 of the policy states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against locally set targets. When the Local Plan was adopted in 2022 there were 14 Gypsy and Traveller sites and a requirement for a further 35 pitches up to 2036 (residual need).

3.14 The update replaces the 2015 policy which removes the requirement for Local Planning Authorities to only plan for plot provision for gypsy and travellers who are actively leading a nomadic life or seeking to return to a nomadic life (also known as PPTS need).

3.15 The implication for WFDC is that the current Gypsy Traveller Accommodation Assessment (GTAA) was conducted in 2020 and is now out of date. Therefore, as part of the evidence gathering stage of the Local Development Scheme, a new Gypsy Traveller Accommodation Assessment will be undertaken. This has been advertised through the procurement framework and work should commence in March 2025. The outcomes from the assessment will form part of the Local Plan consultation.

3.16 **Development and Nature Recovery Working Paper:** The Government are seeking views on a new approach to development and nature recovery. The working paper sets out a proposal that developers pay into a central 'Nature Restoration Fund', which is then used by a public delivery body to address strategic environmental impacts, rather than on site by site individual projects. The



Government are asking for views on the proposal prior to the Planning and Infrastructure Bill which will go before Parliament later in 2025.

3.17 The questions and proposed outline answers are shown at Appendix two.

**3.18 Devolution White paper:** This proposes the requirement for every area to be covered by a Spatial Development Strategy by 2029 and the intention to consult on the relevant geographies for this in 2025. This could include the redistribution of housing need numbers. Further legislation is expected in the Planning and Infrastructure Bill and a further revision to the NPPF in 2025 with a renewed focus on plan making.

#### **4. KEY ISSUES**

4.1 As stated in the background section of this report, although the WFDC Local Plan is current, the Government has requested that all Local Planning Authorities publish a new Local Development Scheme (LDS) within 12 weeks of the publication of the NPPF.

4.2 Given the changes to the NPPF, the housing requirement (as set out by the new standard method) and the Planning Policy for Traveller Sites 2024, it is recommended that WFDC starts the Local Plan review.

4.3 The LDS sets out the key dates for the early stages of the Plan. These are:

Key Milestones	Timescales
Evidence gathering	From June 2025
Issues and Options Consultation (regulation 18) (8 week period required)	June 2026
Analysis of consultation responses and plan writing	July 2027 to August 2028

4.4 Once these are concluded, the issues and options paper will be written, and it is anticipated consulted upon for a period of eight weeks from March 2027.

#### **5. FINANCIAL IMPLICATIONS**

5.1 Development of the Local Plan will have financial implications as there will be the need to recruit external consultants to undertake parts of the evidence base work. The Council sets aside funding every financial year to meet the costs of the Local Plan review and whilst the majority of costs can be met by existing budgets, the changes to the NPPF has meant the Local Plan review has commenced sooner than anticipated and the current resource is likely to be insufficient to meet needs in the short term.

## **6. LEGAL AND POLICY IMPLICATION**

- 6.1 Adoption of the Local Development Scheme would meet the statutory requirement under s15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
- 6.2 It is necessary to introduce or update the policy documents to reflect current national and local policy.
- 6.3 Following on from the publication of the NPPF in December 2024, the Deputy Prime Minister has requested that all Local Planning Authorities by 6<sup>th</sup> March 2025.

## **7. IMPACT ASSESSMENTS**

- 7.1 Equality -This is not applicable to the LDS. Assessments in respect of each document to be adopted will be considered individually.
- 7.2 Health – not applicable
- 7.3 Climate Change – not applicable

## **8. RISK MANAGEMENT**

- 8.1 An updated LDS is a legal requirement.

## **9. CONCLUSION**

- 9.1 A revised LDS is required to provide certainty about the production of policy documents as set out in the Adopted Local Plan and is required by statute. A replacement is needed to the current LDS to reflect changes to local and national policy.
- 9.2 Substantial changes have been introduced through the revised NPPF including a new standard method for assessing housing need which means a figure of 584 for Wyre Forest.

## **10. CONSULTEES**

- 10.1 CLT

## **11. BACKGROUND PAPERS**

- 11.1 Not applicable.

**Wyre Forest District Local  
Development Scheme  
2025-2028**

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## 1 INTRODUCTION

- 1.1 Wyre Forest District Council is required by Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) to prepare and maintain a Local Development Scheme (LDS). The LDS is a project plan which sets out the Local Planning Authority's timetable over a three year period for preparing documents which form part of its Development Plan as well as other supplementary planning documents.
- 1.2 The LDS informs communities and other interested parties of the process and progress in preparing planning policy documents. Further information on community engagement in the planning process is set out in the Statement of Community Involvement (SCI) which is available on the website [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk).
- 1.3 This LDS covers the period March 2025 to March 2028. It will be kept under review to reflect any changes to planning legislation or policy-related matters.

## 2 THE DEVELOPMENT PLAN FOR WYRE FOREST

- 2.1 The National Planning Policy Framework (2024) and National Planning Practice Guidance sets out the government's planning policies and advice for England. They provide a framework within which Development Plans, Neighbourhood Plans and Supplementary Planning Guidance/Documents are prepared.
- 2.2 The Development Plan Documents for Wyre Forest are shown in the table below:

Document Title	Date Adopted
Wyre Forest District Local Plan (2016-2036)	April 2022
Worcestershire Waste Core Strategy Local Plan (2012-2027)	November 2012
Worcestershire Minerals Local Plan (2018-2036)	July 2022
Chaddesley Corbett Neighbourhood Plan (2022-2036)	April 2023
Churchill & Blakedown Neighbourhood Plan (2016-2026)	July 2017

- 2.3 A further 3 Neighbourhood Plan Areas have been formally designated, these are shown in the table below:

Parish – area covered	Date Designated
Bewdley – whole parish	June 2015
Upper Arley – whole parish	July 2015
Cookley & Caunsall (Eastern part of Wolverley & Cookley Parish)	September 2018

- 2.4 The Wyre Forest District Local Plan was adopted in April 2022 and covers the period 2016-2036. This covers the whole district. It addresses the district’s needs and opportunities for housing, employment, community facilities, the built and natural environment and infrastructure. The accompanying Policies Map shows the location of the various designations and site allocations. Under current Government policy, the Local Plan needs to be reviewed at least every 5 years. This LDS provides a timetable for the Local Plan review, following changes to the National Planning Policy Framework.
- 2.5 The Government have recently implemented changes to the NPPF which will affect the requirements for future Local Plans. As part of this, the Government require that Local Planning Authorities publish a Local Development Scheme for the period 2025 to 2028
- 2.6 The Levelling-Up and Regeneration Bill received Royal Assent on 26<sup>th</sup> October 2023. The Levelling-Up and Regeneration Act aims to streamline the local plan-making process. A new set of national development management policies will also be introduced to cover common planning consideration such as Design, Green Belt and Flood Risk. Most of the sections in the Act which relate to plan making and development management will require secondary legislation. The next Local Plan for Wyre Forest will be very different with its content limited to allocating land for development, infrastructure requirements and strategic policies.
- 2.7 The Minerals and Waste Documents are the responsibility of Worcestershire County Council and work is being progressed on a Minerals Site Allocations DPD. Further information can be found on the County Council's website: [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)
- 2.8 With the adoption of the Local Plan (2016-2036), the focus of the Planning Policy section is continuing to work on the implementation of the Local Plan through publication of a number of Supplementary Planning Documents (SPDs) and working to bring forward the allocated sites in the plan.
- 2.9 However, with the implementation of the new NPPF and the Local Plan now at a mid-point since adoption, WFDC are now preparing to review its Local Plan and intend to publish an issues and options paper (Regulation 18) by February 2027.

#### The Wyre Forest District Council Local Plan Update

<b>Document Title</b>	<b>Wyre Forest District Local Plan</b>
<b>Coverage</b>	<b>District Wide DPD</b>
Role and Content	The plan will update the existing WFDC plan, reviewing the requirements, policies and site allocations and extending the plan period to 2046
<b>Key Milestones</b>	<b>Timescales</b>
Evidence gathering/ Sustainability Appraisal scoping	From March 2025
Issues and Options Consultation (regulation 18) (8 week period required)	March 2027
Analysis of consultation responses and plan writing	April 2027 to March 2028

## Neighbourhood Plans

- 2.10 Neighbourhood Plans provide communities direct power to develop a shared vision for their local area and to shape its development and growth. The Local Planning Authority provides advice to communities that are preparing Neighbourhood Plans to ensure they are consistent with the National Planning Policy Framework.
- 2.11 Bewdley have set up a Neighbourhood Plan Steering Group (established in 2015) and they have carried out public consultation and produced a draft Neighbourhood Plan (2020). This is now being revisited in the light of the adoption of the Wyre Forest Local Plan. Work continues on the Neighbourhood Plan, with the intention of the plan being made before 2027.

## **3 SUPPORTING PLANNING POLICY DOCUMENTS**

### Supplementary Planning Documents

- 3.1 Supplementary Planning Documents add further detail to Local Plan policies and provide guidance on particular sites or issues. The Local Planning Authority will consult on draft Supplementary Planning Documents for 6 weeks and then will consider representations received and finalise the SPD before it is adopted by Cabinet.
- 3.2 Once adopted, an SPD can be a material consideration in decision-making and should be taken into account in deciding planning applications or appeals. There are several SPDs currently being prepared or have been recently adopted, these are:
- 3.2.1 **Health and Wellbeing SPD – Adopted July 2023**  
This SPD provides more detailed advice on the health and wellbeing related policies in the Local Plan. It was prepared in partnership with Worcestershire County Council’s Strategic Planning Team and the Public Health Team. It sets out how developers will be expected to demonstrate that their proposals reflect health and wellbeing principles through the use of Health Impact Assessments.
- 3.2.2 **Housing SPD – Adopted April 2024**  
This document supports the implementation of policies in the Adopted Local Plan relating to housing. It provides guidance to help with the preparation of Neighbourhood Plans, inform pre-application advice on housing development and be a material consideration in the determination of planning applications. It was prepared in partnership with Development Management and Housing colleagues.
- 3.2.3 **Design, Amenity and Shopfronts SPD – Adopted July 2024**  
The Design Guidance SPD (June 2015) has been updated to reflect changes to both National and Local Planning policy. This document also includes a section on shop front design, which replaces the 2004 SPG on Shop Front Design Guidance within the Historic Environment.
- 3.2.4 **Planning Obligations SPD**  
The Planning Obligations SPD 2016 will be updated to reflect changes in National and Local Planning policy. It will be adopted by Summer 2025.

### 3.2.5 **Green Infrastructure SPD**

This is a new SPD which will provide further detail on Policies SP.23 and SP.28 of the Adopted Local Plan. It is expected to be adopted by Summer 2025.

### 3.2.6 **Biodiversity SPD**

This is a new SPD which will provide guidance on the implementation of the Environment Act 2021 and further detail on Policies SP.23 and SP.28 of the Adopted Local Plan.

### 3.2.7 **Severn Valley SPD**

This a new SPD which will provide guidance on SP.22 Landscape Character Severn Valley Regional Heritage Park.

3.2.8 The following table sets out the timetable for the production of Supplementary Planning Documents over the next 3 years.

<b>Document title</b>	<b>Committee cycle</b>	<b>Consultation</b>	<b>Adoption of SPD</b>
Green Infrastructure SPD	Spring 2025	Early summer 2025	Adoption Autumn 2025
Planning Obligations SPD	Spring 2025	Spring 2025	Summer 2025
Biodiversity SPD	Summer 2025	Summer 2025	Autumn 2025
Severn Valley SPD	Winter 2026	Summer 2026	Autumn 2026

### Conservation Area Character Appraisals

3.2.9 Conservation Area Character Appraisals – The revised Stourport No.1 and Stourport No.2 was adopted in Autumn 2024. The timetable for the updating the remaining character appraisals is below:

<b>Document Title</b>	<b>Committee Cycle</b>	<b>Consultation</b>	<b>Adoption</b>
Gilgal	Autumn 2024	Winter 2024	Spring 2025
Bewdley	Autumn 2025	Autumn 2025	Winter 2025
Churchill	Autumn 2026	Autumn 2026	Winter 2026

### Brownfield Land Register

3.2.10 The LPA is required to prepare, maintain and publish a register of previously developed (brownfield) land which is suitable for residential development. The register is made up of sites which have been assessed as having potential for residential redevelopment. The Brownfield Land Register is published on the Council's website and reviewed at least annually to include new sites and make amendments to the details on existing sites, for example where redevelopment has started. There is no requirement to consult on sites proposed for inclusion on the register.

### Self Build and Custom Housebuilding Register

3.2.11 The Self-Build and Custom Housebuilding Act 2015 places a duty on the local authorities to keep and regard to a register of people who are interested in self-build or custom-build projects in their area. Self-build or custom-build housing is built by an individual, a group of individuals, or persons working with or for them, to be



occupied by that individual. Such housing can be either market or affordable housing.

3.2.12 An online registration form is available on the website. Information from the register helps to gauge the level of demand for such plots in Wyre Forest District. The LPA will use this information to try to match applicants with suitable plots but there is no guarantee.

### Authority Monitoring Report

3.2.13 The Authority Monitoring Report (AMR) is published on an annual basis. The AMR includes the following:

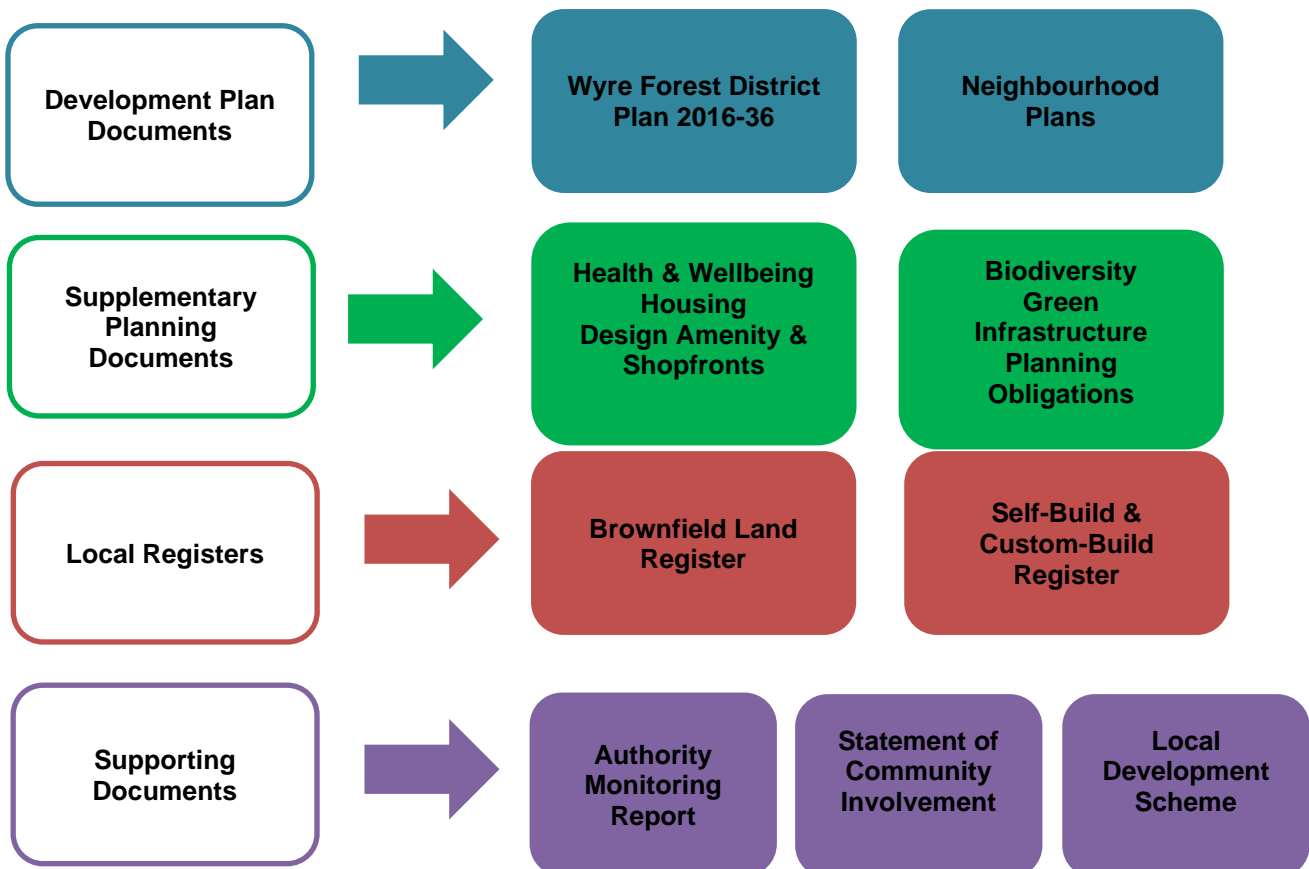
- Progress towards the preparation of documents outlined in the LDS
- Progress towards the delivery of net additional market and affordable dwellings
- Progress towards the delivery of employment land
- Details of any policy documents that have been adopted or approved
- Details of any Local Plan policies not being implemented and reasons why
- Details of any Neighbourhood Plans that have been 'made'

The AMR can help inform whether there is a need to undertake a partial or full update of the Local Plan. The latest published AMR is available on the website.

## 4 MONITORING AND REVIEW OF LDS

4.1 The Local Planning Authority will keep the LDS under review.

## 5 PLANNING POLICY DOCUMENT STRUCTURE



## Appendix Two: Development and Nature Recovery Working Paper Responses

Question	Response
<p>Do you consider this approach would be likely to provide tangible improvements to the developer experience while supporting nature recovery?</p>	<p>The process will speed up the pre application stage for the developer as there will be no need for time sensitive surveys. It would also reduce the challenge from Local Planning Authorities re: biodiversity which reduce the length of time for determination of applications. However, there is a risk that what is being proposed by the developer in the development plan is not an accurate reflection of the actual harm. This is because a non-local review could mask the local intricacies of the site. For example, the plan might not pick up local concerns regarding protected species/habitats, which could lead to local opposition and challenge to an application.</p>
<p>Which environmental obligations do you feel are most suited to this proposed model, and at what geographic scale?</p>	<p>The following:</p> <ul style="list-style-type: none"> <li>- Defuse impacts</li> <li>- Impacts on highly mobile species e.g. ground nesting birds</li> </ul>
<p>How, if at all, could the process of a delivery plan be improved to ensure confidence that they will deliver the necessary outcomes to nature?</p>	<p>There are a number of options, including:</p> <ul style="list-style-type: none"> <li>- The commissioning of development plans by bodies not in direct pay of the prospective developer.</li> <li>- Alternatively, plans could be produced for sites that are included in site allocations identified in Local Plan, with the Delivery Plan detail published as part of these.</li> <li>- Set punitive measures to deter under delivery.</li> </ul>
<p>Are there any additional specific safeguards you would want to see to ensure environmental protections and/or a streamlined developer experience?</p>	<p>Species not particularly suited to this approach and locations where they are potentially present should be flagged. This can then be used to inform prospective developer that the Development Plan approach will not be appropriate. This detail could be included in the Local Plan.</p>
<p>Do you support a continued role for third parties, such as habitat banks and land managers in supplying nature services as part of Delivery Plans.</p>	<p>Yes but the monitoring of the delivery of outcomes needs to be made clearer.</p>

<p>How could we use new tools like Environmental Outcome reports to support this model?</p>	<p>The consequences of failed delivery need to be clear from the outset, so all involved are aware of the risk and adopt a conservative and realistic approach to delivery.</p>
<p>Are there any other matters that you think we should be aware of if these proposals were to be taken forward, in particular to ensure they provide benefits for development and the environment as early as possible?</p>	<p>The proposed changes should be piloted and monitored by a neutral body for a reasonable period to ensure that the delivery of this approach is delivering the desired outcomes.</p>