

# **THE NEIGHBOURHOOD PLAN FOR WYTHALL PARISH CONSULTATION REPORT JANUARY 2025**

*(Version of 25 February 2025: APL.Wyth.101.B)*

## Introduction

1. The Wythall Neighbourhood Development Plan process formally began with the designation by Bromsgrove District Council of the Neighbourhood Area on 15th September 2020. A steering group was established, consisting of nine Wythall Parish Councillors and it co-ordinated a number of activities to raise awareness about the Neighbourhood Development Plan and to develop an understanding of local community priorities and concerns that it should address.
2. Throughout the early part of the process, engagement with the local community was significantly affected by COVID-19 restrictions on public gatherings resulting in a mix of online engagement measures and opportunities taken to hold in-person events when allowed under the COVID-19 Regulations.
3. Following relaxation of restrictions public events were held during 2021 and 2022 to encourage awareness of and participation in the development of the Neighbourhood Plan. This extended to encouraging participation in a number of working groups established to collect evidence and develop policy proposals.
4. The latter period of development of the Neighbourhood Plan was undertaken in 2023 and 2024 through the working groups with a report and discussion on progress on the development of the Neighbourhood Plan provided at the Annual Meeting of Wythall Parish in April 2023. The Regulation 14 Draft was published for consultation between 10<sup>th</sup> October and 20<sup>th</sup> December 2024.

## Structure of the Consultation Report

5. The first part of this report details **engagement undertaken prior to publication of the Regulation 14** Draft Neighbourhood plan. Several appendices provide further information.
6. The second part of the consultation report provides details of the **consultation arrangements provided for the Regulation 14 consultations**.
7. The final part of the consultation report provides an **assessment of consultation responses** including clarifications to address comments, references to NDP amendments to address comments, and other points in response to comments.

## Consultation and Engagement Activities Prior to Regulation 14 Draft Plan Consultation

8. Following designation of the Wythall Neighbourhood Area in September 2020 and the establishment of the steering group to oversee the development of the Neighbourhood Development Plan (NDP), a number of engagement activities were undertaken within COVID-19 rules and then more generally. These included the following:
  - Residents' Questionnaire, May-July 2021, to gather views on key aspects of living in Wythall Parish
  - Wythall Unlocked Fair Stall, August 2021, to encourage participation in the NDP and to consult the public on promoted sites in the Bromsgrove District Call for Sites.
  - NDP Consultation Event, February 2022, to provide a presentation on local plan context, to gather views on Strengths, Weaknesses, Opportunities and Threats to inform the development of a Vision and Objectives.
  - Formation of Working Groups, 2022 onwards, on a range of topics to develop NDP evidence and policies
  - Annual Meeting of the Parish, April 2023, to present an update on local plan and NDP preparation and to gather views on this and other issues to be addressed in the NDP.
9. Full details of the arrangement for and results of these activities are set out below

### Residents' Questionnaire, May-July 2021

10. From May to July 2021, Wythall NDP Steering Group invited responses to an online questionnaire (the question form is shown below). The purpose was to invite residents to identify the main issues and challenges facing the Parish and to inform the development of key priorities for the NDP. It asked residents to indicate what they valued most about the Parish and what they would like to see improved. It covered a range of community, environmental, transport and services-related matters. The results are presented below.
11. A total of 518 responses were received. These were spread across age ranges as follows – Under 18 (less than 1%), 18-30 years (3%), 31-50 years (28%), 51-70 years (43%) and over 71 years (24%), with 1-2% unknown.
12. Of those indicating their postcode (496 responses), nearly 84% of responses were from the B47 postcode, residents in the east of the Parish broadly corresponding with the area either side of the A435 from just north of Junction 3 of the M42, to the southern edge of Maypole in the north, incorporating Tanners Green, Wythall, Drakes Cross and Hollywood.
13. 8.5% of responses (where postcode indicated) came from north-east of the Parish, including Majors Green and Trueman's Heath (B90 postcode). Nearly 5% came from the north and west of the Parish. 1% came from the northern boundary of the Parish (B14 postcode).
  - The questionnaire asked residents to indicate what they value most about Wythall Parish. The following came out:

- Most value indicated – Local Services, Wythall Park, appearance and village feel, open spaces/play areas, rural area/green belt/access to countryside.
- Some value indicated – Community/social aspects, local facilities, accessibility, public transport
- Less value indicated – Local jobs

14. Similarly asked to indicate what they would like to see improved in the Parish, residents indicated which things they would like to see improved the most.

- Most support indicated to improve – Crime, Litter, traffic levels/congestion, public transport, open spaces/play areas.
- Some support indicated to improve – Additional services, flood prevention.
- Less support indicated to improve – Local jobs, Parking, Additional local facilities, Affordable housing, Additional Shops

15. A third question asked residents to indicate the importance of topics related to potential allocations of further housing sites in the Parish, with the following broad results:

- Most importance indicated – Control of ad-hoc development.
- Some importance indicated – Balance of private/affordable/social/retirement type housing, mix of house sizes constructed – family to single person, new housing spread throughout the Parish.
- Less importance indicated - New housing concentrated in one or two areas, more starter homes/apartments.

16. Open questions were asked of residents so they could raise matters important to them in their own way. The detailed results are presented in Appendix A. Key priorities of residents responding to the survey include the following:

- Police presence and control of crime/anti-social behaviour.
- Controlling traffic speeds through traffic calming in a wide number of locations
- Improvements to public transport bus services and facilities
- Improvements to pedestrian routes, surfaces, lighting and cycle lanes and crossings at key locations
- Parking at key facilities such as schools and the hub
- Fewer new build houses in Wythall
- Retain the village feel
- Support for Wythall Park (linked to parking fees) and its facilities
- Protection of Green Belt and Open Spaces
- Other Public Realm improvements – verges, corridors, flower planting, litter control, control fly-tipping etc
- Improve Community facilities – better restaurants/pubs, youth facilities, health and recreation facilities, community festivals

## Blank Residents Survey Form



#OURWYTHALL

### NEIGHBOURHOOD PLAN RESIDENTS QUESTIONNAIRE

The aim of this short questionnaire is to ascertain what is important to you, particularly the issues and challenges in the Parish. This will identify the main priorities for the plan in order to guide the work of the Neighbourhood Planning Group.

\* Required

1. Please indicate what you value most about our Parish: (Consider each item individually so, for example, you could have more than one item rated as a 5) \*

	1 Least	2	3	4	5 Most
Community/Social aspects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rural area/Green Belt/Access to countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local jobs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open spaces/Play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Facilities eg The Hub/Village hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appearance and village feel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wythall Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Services eg GP surgery/Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. Please indicate what you would like to see improved in our Parish: (Again consider each item individually) \*

	1 Least	2	3	4	5 Most
Local jobs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic levels/Congestion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open spaces/Play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flood prevention	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Litter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional local facilities (as well as The Hub/Village hall etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional services eg GP surgery/Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. The District Council may allocate further housing developments to the Parish in the next few years to help meet national targets. How important are the following issues to you? (Again consider each item individually) \*

	1 Least	2	3	4	5 Most
Balance of					
'private'/affordable/social/retirement type housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mix of house sizes constructed - family to single person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New housing spread throughout the Parish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New housing is concentrated in one or two areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More starter homes/apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Control of ad-hoc housing development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. What changes would you like to see in the Parish? (Please list)

Enter your answer

5. Finally, have we missed anything? Please write anything you think we may have missed or that you feel strongly about in the box below.

Enter your answer

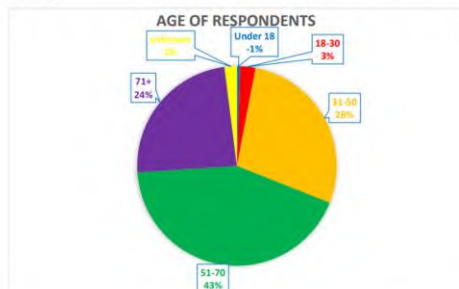
## Wythall NDP Questionnaire Results - details



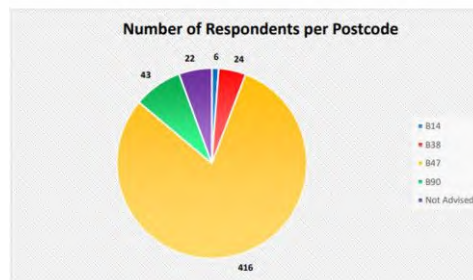
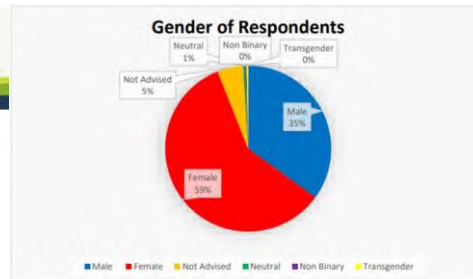
### RESIDENTIAL QUESTIONNAIRE MAY-JULY 2021 INTERROGATION OF DATA

#### INTRODUCTION

A total of 518 responses were received, including 127 additional responses since the last meeting.

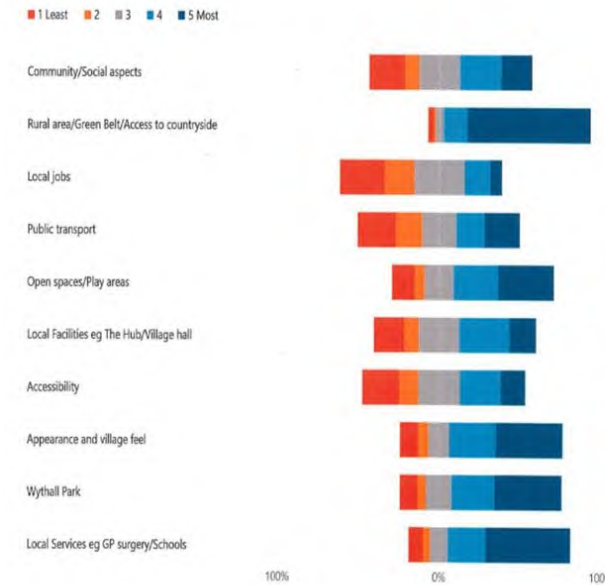


The number of respondents under 51 has increased from 25% to 31% including new responses received since the last meeting.



#### ANSWERS RECEIVED TO SPECIFIC QUESTIONS

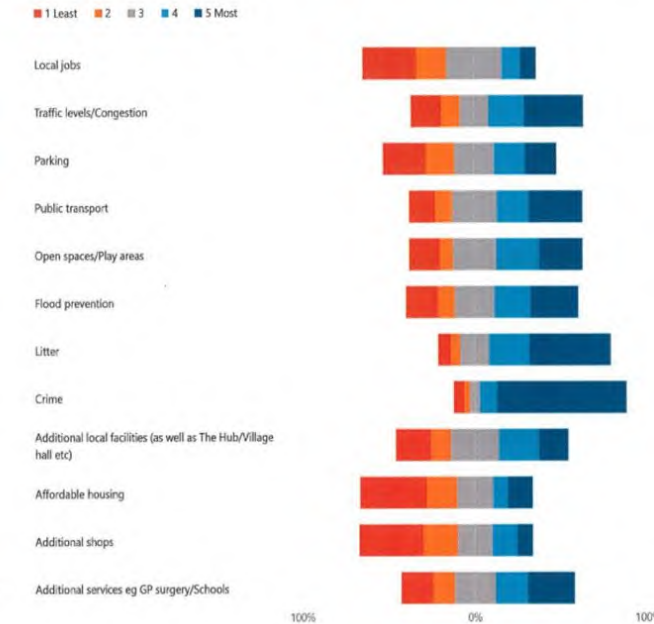
1. Please indicate what you value most about our Parish: (Consider each item individually so, for example, you could have more than one item rated as a 5)



The most valued aspects are unchanged from the previous review.

The rural aspect of Wythall, including the Green Belt and access to countryside were indicated as most valued by the respondents, with local services, Wythall park and the village feel and appearance following closely.

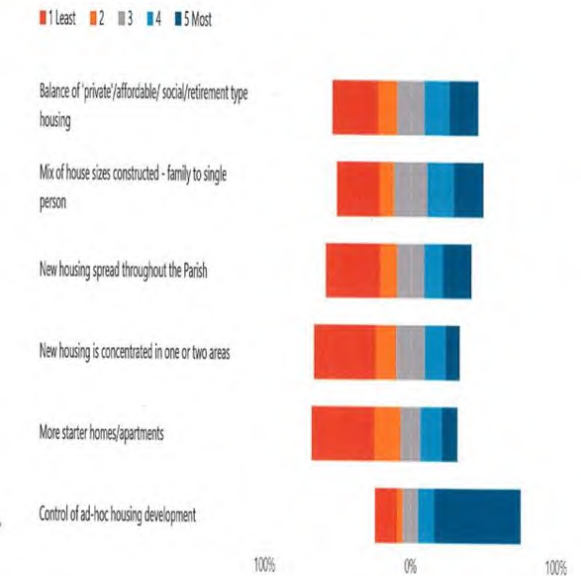
2. Please indicate what you would like to see improved in our Parish: (Again consider each item individually)



The issues that respondents want to see improved are also unchanged:

Crime was the biggest reported problem by respondents, followed by litter, traffic and public transport. These issues are expanded upon in the answers received to the freeform questions.

3. The District Council may allocate further housing developments to the Parish in the next few years to help meet national targets. How important are the following issues to you? (Again consider each item individually)



The apparent lack of appetite for new housing is unchanged. As the desire to control development is still by far the strongest opinion.



**RESPONSES RECEIVED TO FREEFORM QUESTIONS NUMBERED 4 AND 5**

*('What Changes would you like to see?' and 'Have we missed anything?')*

**CRIME**

COMMENT	NUMBER OF RESPONSES
Increased police presence (including bringing back a permanent base – use of The Hub/Wythall House/a portacabin suggested)	62 +19
Crime and anti-social behaviour reduced (separate to increased police response)	56+26
CCTV	6+2
CCTV at Drakes Cross/make Drakes Cross feel safer to shop	2
Make play areas feel safer	2
Respect PCSO	1

**TRANSPORT**

COMMENTS	NUMBER OF RESPONSES
Speeding/Traffic Calming measures required Station rd, brick kiln lane, Alcester rd, houndsfield lane, meadow rd, hollywood lane, majors green, haslucks green rd, chapel lane, drakes cross, hump back bridge on Haslucks Green Road, Gorsey lane thru' traffic	85+25
Improved Public Transport Buses to bham, solihull, Shirley and Bromsgrove, improved sunday service, a5 extended to whitlocks end (solihull) coordinate bus and train timetables, bus stop on may lane as many cannot walk up hill to Alcester Road, services up to 10.30pm	41+5
Dominance for pedestrians/cyclists/more cycle lanes and pedestrian crossing at Becketts, Whitlocks End, Station Road, Gorsey Lane, Alcester Road near Tescos and Wythall station	21+5
Parking around schools is an issue Mynors Crescent, Forest Way, Shawhurst Lane, May Lane, Meadow Road	17+7
Parking on pavements and outside hub Silver Birch Drive, Windrush Rd	17+4
Roadside trees need cutting back Alcester Rd, Gorsey Lane, Lea Green Lane, Hollywood Lane nr bus stop, Peterbrook Rd, near Whitlocks End station, Station Road	6
Free bus passes for OAPs extended to include rail travel	3+1

Illegal parking at junctions	3+1
More bus shelters	2
Add parking at Wythall station (and bus and rail interchange)	2+1
Less unnecessary Roadworks	2
Do not use anti-speed measures	2
Park and ride facility at motor way	1
Cycle parking at shops	1
Cycling on canal tow path	1
Improved parking at may lane and drakes cross	1
Island at Station Road/Lea Green Lane junction	1
No hgvs/lorries on B roads	1
40mph on A435 from Becketts to M42	1
Charging points	1
Traffic control co-ordinated expert plan	1
Pollution near schools from vehicles	1
No parking fees	1
30mph limit on all of Alcester rd	1+1
Get rid of parking restrictions on residential roads/permit scheme	1
Make private vehicles use bypass rather than Alcester Road	1
Install a 'people crossing' sign on Haslucks Green Road	1
Carry out roadworks at night	1
More use of community transport for local journeys	1+1
Control of use of electric scooters	1
Improve entrance to caravan club, Chapel Lane	1
Hollywood Lane/Houndsfield Lane junction needs improving	1+1
Drawbridge height restriction	1
No parking at Wythall station, due to increased traffic and pressure on amenities such as children's nurseries	1

**HOUSING / PLANNING ISSUES**

COMMENT	NUMBER OF RESPONSES
Less new builds in Wythall	25+9
Retain village feel	15+7
Avoid high density estates	10+1
Less back garden developments	5
Affordable starter homes for locals	5+2
Affordable starter homes for singles	3
Housing developments on borders	3
Solihull/Birmingham: impact on Wythall to be taken into account	

Improved infrastructure for housing developments	3+8
Less social housing	2+4
Chase S106 for parklands investment	2
New bungalows for retired	2
Smaller developments up to 10 homes	1
Adoption of housing estates by local authority	1+1
Follow up on developers to keep promises, eg Miller/Gallaghers	1
Land for self-builds	1
No high rises/apartments	1
Work pro-actively with developers to secure best outcome eg local facilities	1
Community interest and spirit - I feel integrating new builds rather than estates will help achieve this	1
Sustainability	1+1
Stop land banking by development companies	1
New houses to have driveways and gardens	1
Developments to be in keeping with the village	1
Develop more special housing (greater priority than affordable)	1
Consider climate change/carbon neutral targets	1+2
New developments to have wider roads for parking	1
Local views taken into consideration for planning issues	1
Less restrictions on planning for alterations to own property	1
No factory style buildings allowed in back gardens for 'working from home' purposes / Fewer industrial businesses operating from residential addresses	2
No warehouses	1
Impose a limit of 'car park' front gardens	1

**WYTHALL PARK**

COMMENT	NUMBER OF RESPONSES
Stop parking fees at park	10+2
Stronger/more permanent financial support for Wythall park / more investment	6+8
Better use of community building in park eg café/improved toilets	5
Community access to Wythall House	2
Improved play area at Wythall park	1
Support changes at Wythall park	1
Protect park from building development	1
Council should take over Wythall park	1



#### ENVIRONMENT

COMMENT	NUMBER OF RESPONSES
Protect green belt and open spaces	29+12
Improvements to Public Rights of Way (Oakwood Rd to Shawhurst Lane & May Lane to Alcester Rd specifically mentioned)	8
Protect habitats/biodiversity (grass verges/nature corridors etc)	8
More flowers and plants in public areas	6+1
Flood prevention	3+5
Concern over felling of mature trees	1
Encourage residents to take ownership of planted areas	1
Clean up canal	1
Litter is an issue	18+1
Fly tipping is an issue	15+2
More Litter bins	3+1
Fines for irresponsible dog owners (not cleaning up after their dogs)	3+2
More Street cleaning	2

#### COUNCIL SERVICES / ASSOCIATED COMMENTS

COMMENT	NUMBER OF RESPONSES
More/brighter street lighting (including alleyway behind Simms Lane Church)	16+3
Pavement Improvements Required (hedges cut back/widening paths/resurfacing)	28+3
Road resurfacing required	10+3
Grass verge cutting controls	3+1
Fix road name plates	1
Reduce Council Tax	4+1
Parish Council needs to be effective, more approachable and representative of community	3+1 younger leaders to be in touch with younger community
More communication from council on future plans/housing developments	2
More transparent finance	1
Proper funding for education	1
Don't know what the parish council does	1+1 would like breakdown of responsibilities between council tiers
Community engagement needed to raise awareness of litter and anti-social behaviour	1

#### COMMUNITY FACILITIES

COMMENT	NUMBER OF RESPONSES
Improved restaurant/pub	9+8
Improved facilities for youths	8+8
Elderly day care (including exercise class)	6
Local GP strain – booking timely appointments etc	6+1
More community events	5+7
Improved facilities for all – leisure centre/swimming pool	4+1
Skate park	1
Reliable local post office	1
More play areas	1
Community and events centred around park	2
Local healthcare closer than Worcester	1
Work hubs	1
Funding to replace village hall with modern facility	1
More cafes/outdoor pop up shops	1+4
Make young people feel valued – projects in school to interact with society	1
More facilities for families on low income, dependent on public transport and support with housing	1
The Hub – better after schools dinner programme for families to use	1
Facilities for community events (live music)	1
More social hubs	1
Funfair	1

#### OTHER COMMENTS

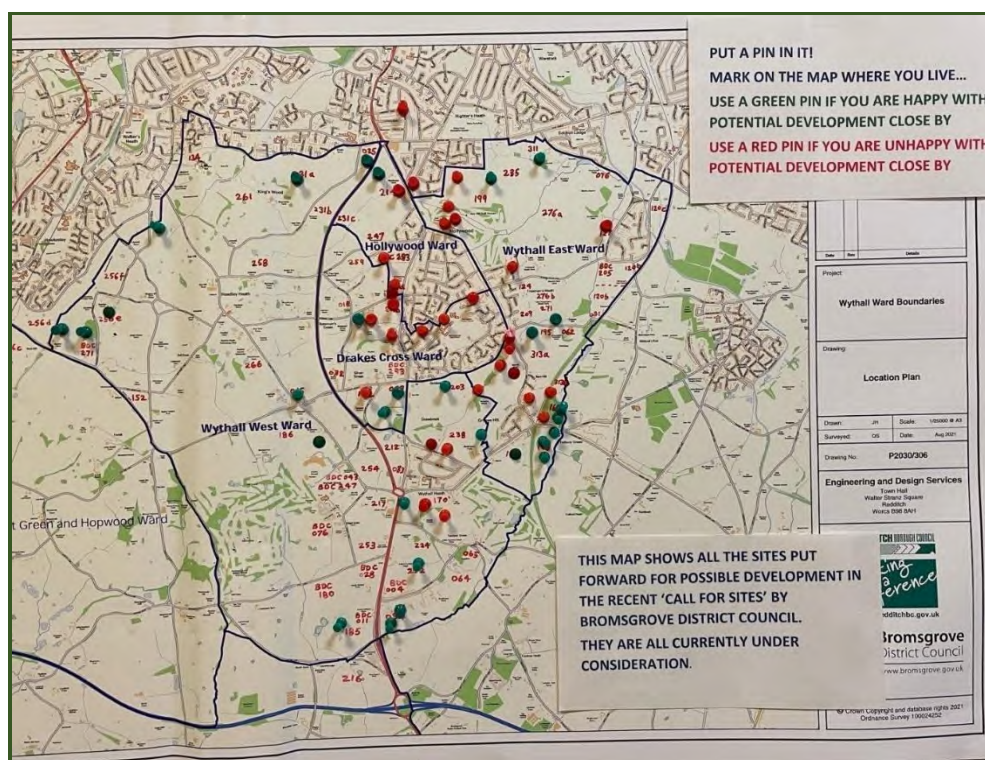
COMMENT	NUMBER OF RESPONSES
Majors Green is a forgotten part of the Parish	4
B38 Walkers Heath is a neglected part of the Parish	1



BDHT tenants to keep gardens tidy / Evict nuisance BDHT tenants	2
Reduce scrap metal collectors	1
Use coronavirus volunteers for local support	1
Worried that the most effective communication is via privately owned Facebook groups with their own agenda	1
Recognise importance of partnership between parish and allotments	1
More money should be invested so 'place looks nicer'	1
Do not lose sight of heritage	1
Install white fencing 'welcome to Wythall' for id and enforcement speed signs	1
Deter travellers	1
What is happening to St Marys church?	1
Agreement with bham cc to use Lifford lane tip	1
Flooding seemed badly handled	1
"We need to improve how the area looks and improve how people feel living here, nothing has been done regards crime, policing, nothing seems to be a common word - you need to start doing something"	1
More skilled/high paid jobs	1
Not everyone has internet access – more communication by post and phone	1
Generally a great place to live with a kind neighbourhood and plenty going on	1
I have lived here for over 50 years and would not want to live anywhere else, I have always loved it here	1
Ban log stoves and log fires	1
Dark Lane is inappropriate for a car boot	1
No football in residential streets	1
More fitness and health activities	1
Restart PACT meetings	1
Compulsory tidy up of neglected homes	1

## Wythall Unlocked 2, 14 August 2021

17. As part of the Parish Council's work to engage with the local community on the development of the NDP, the Parish Council ran a stall at the Wythall Unlocked 2 fair which took place on 14 August 2021. A map of the Parish was set out and visitors were invited to review the sites which had been submitted as part of the Bromsgrove District Council's call for development sites for housing and employment. Visitors indicated where they viewed development would be potentially acceptable or potentially undesirable. The image below shows where people indicated a preference for development and where development should be avoided.



## NDP Consultation Event, 2 February 2022

18. The NDP consultation event was initially organised for 19 January 2022 but had to be delayed for COVID-related reasons.
19. The Wythall Parish Hall at Alcester Road was rebooked for 2 February at 7pm with the event timed to last two hours. The Parish Council used a variety of means to publicise the event including its Facebook pages, local councillors' social media accounts, public information boards and its website.
20. Approximately 65 people from the Parish attended the event. Members from the Parish Council and District and County Council members also attended. Many people participated in discussion and at the end of the event, residents came forward who expressed an interest in contributing to the development of the NDP.

### Presentation

21. A presentation was given to the audience (attached as Appendix B) which explained the neighbourhood planning process and discussed the local plan context set by Bromsgrove District's adopted local plan and emerging local plan policies, evidence base and likely site allocations.
22. The presentation was interactive with many questions and comments from the audience on the potential for further development in the Parish, its relationship with adjoining areas of Birmingham and Solihull and the issues and challenges created by new development locally.

### Strengths, Weaknesses, Opportunities and Threats (SWOT)

23. Following the interactive presentation, participants in the event were invited to identify issues, challenges and opportunities for the Parish in the context of potential new development in the area, as the basis for identifying key themes and priorities in the NDP. The list below has been organised by allocating comments to SWOT headings.

#### Strengths

- Green Belt offers clear development boundaries and should continue to do so.
- The area has excellent countryside walks and countryside resources.
- Train station.

#### Weaknesses

- Lack of planning with Solihull over potential development sites there. There is potential to generate significant traffic from these sites across Wythall (East-West) to access A435. These roads are local and narrow.
- Access to local shopping opportunities for pedestrians are limited.
- Bus services are limited.
- Train services are limited.
- Cycling networks are poor.

#### Opportunities

- Currently, there is no car parking provided at Wythall Rail Station. New development would provide an opportunity to remedy this.
- Need to upgrade telecommunications – mobile phone signals, broadband/fibre.
- Strengthen green corridors and ecology.
- New development could provide affordable housing for young people.
- Better design of new developments.

#### Threats

- Community infrastructure and services will come under increased pressure from new development.
- An increase in local housing development will increase traffic to local services and schools and worsen parking problems.
- Concern that changes to Green Belt to allow new development could lead to the area being overwhelmed by Birmingham and Solihull development.
- The area could lose its identity.
- Ribbon development along the A435 in the direction of the M42 Junction 3.



## NDP Consultation Event Presentation

Wythall Parish  
Neighbourhood Development Plan

2 February 2022

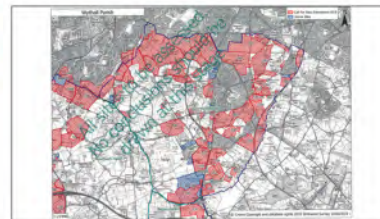
lee@pellegrini.co.uk

1

Where you are now....

- Started the NDP in September 2020
- Steering Group in place
- May 2021 questionnaire
- Covid disruption
- Identify priorities for NDP
- Think about getting involved!

2



7

What can a NDP do for the community?

- Secure greater financial contributions from development
- Require developers to have regard to assets important to the local community
- Provide detailed local policies to guide developers
- Justify specific local requirements over more general district-wide policies
- Promote additional development to meet local community needs
- Grant planning permission for specific developments or types of development
- Provide policies which can be applied over time as applications come forward.

8

Neighbourhood plans must be in conformity with the Development Plan

NPPF para 29:

*"Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies"*

3

Development Plan Context

- Adopted Bromsgrove District Plan 2017
- Covers the period 2011-2030
- Housing requirement of 7,000 dwellings
- Identifies land for 4,700 dwellings
- Need to find sites for 2,300 dwellings
- Review of Green Belt required
- More work needed to understand the housing needs of the conurbation.

4

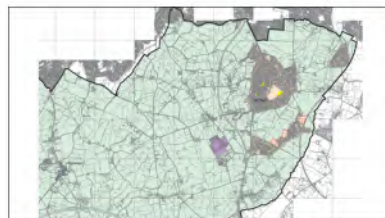
Basic steps to produce a NDP

1. Decision to proceed (NDP or other plan)
2. Neighbourhood Area
3. Secure funding
4. Community consultation (Vision) and report
5. Evidence gathering
6. Strategic Environmental Assessment (SEA) (screening)
7. Consultation on final draft (Regulation 14)
8. Submission to Local Planning Authority (Regulation 15)
9. Regulation 16 Consultation
10. Independent Examination
11. Modifications by Local Planning Authority
12. Referendum
13. Monitoring and review

9

This is a good way to look at the Steering Group

10



5

Bromsgrove Local Plan Review

- To cover the period 2023-2040
- Identify land to safeguard for development beyond 2040
- Identify suitable land around large settlements
- Technical studies – Green Belt Review, Strategic Housing and Employment Land Availability Assessment, Employment Land Review awaited.

6

What are your priorities?

- Respond to local Strengths, Weaknesses, Opportunities and Threats.
- Make a local contribution to key national concerns.
- Meet a local development need
- Influence future developments
- Control specific outcomes through policies

11

Thank You

Lee Searles, MRTPI

lee@pellegrini.co.uk

12

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### **Formation of NDP Working Groups**

24. Based on the matters identified through consultation and engagement on the development of the NDP, a number of suggested policy themes were discussed with potential actions. This led to the formation of the following working groups:

- Sustainable Transport – traffic generation and routes, car parking, rail and bus services, cycling and pedestrian routes and access.
- Maintaining and protecting local identity and assets (including design approach and the protection of local non-designated heritage assets).
- Biodiversity and Green Infrastructure (linked with pedestrian and cycle networks and local identity).
- Community infrastructure, assets and services.
- Housing Mix.

### **Annual Meeting of the Parish, 20 April 2023**

25. The Annual Meeting of Wythall Parish takes place every year between March and June and is designed to provide a forum for local residents to hear about the work of the council and to raise issues with the council. The Annual Meeting attracted approximately 30 attendees. A presentation was given, set out below, and this was followed by questions and answers about local planning matters and the role of the NDP.



## Annual Parish Meeting Presentation slides

**Wythall Neighbourhood Plan**

An Update on work by the Neighbourhood Plan Working Group 2023-24 and programme for 2023-34

1

**Protect Sites in Local Community Use**

- Main aim to identify and protect these from change of use based on important local community functions and needs.
- Identifying priorities for improvement or expansion where possible.
- Also engaging with service providers to understand their needs.

Site Name	Address	Current Use	Proposed Use	Notes
St. John's Church	100 St. John's Lane	Church	Community Centre	Proposed for conversion to a community centre for the parish.
St. John's Hall	100 St. John's Lane	Community Centre	Community Centre	Proposed for conversion to a community centre for the parish.
St. John's Hall	100 St. John's Lane	Community Centre	Community Centre	Proposed for conversion to a community centre for the parish.

4

**Understanding Local Housing Needs**

- Collecting evidence to support specific affordable housing requirements for the people of Wythall.
- Professionally prepared Housing Needs Assessment part for by Locality.
- Findings to support policies on the tenure, type and use of affordable housing provided in the Parish.
- Specific requirements for maximum discounts on affordable housing ownership and focus on housing for rent for lower quartile earners.

7

**2023-24 Work Programme**

- Review** - Review the progress of the Neighbourhood Plan.
- Engage** - Engage with the community and stakeholders.
- Consult** - Consult on the draft Plan.
- Review** - Review the progress of the Neighbourhood Plan.
- Engage** - Engage with the community and stakeholders.
- Consult** - Consult on the draft Plan.
- Review** - Review the progress of the Neighbourhood Plan.

10

**A plan for the whole of Wythall Parish**

2

**Guidance on design in new development**

Government support for local design orders to promote beautiful development and attract 'high' or 'medium' development.

Design Code being prepared by professional urban design consultants and for the local green.

Link to the local design order to ensure new development is of high quality and meets the needs of the community.

5

**Designate Local Green Space**

- The Working Group is identifying open spaces in the parish that are of value and significance to local people.
- These can be designated as Local Green Space, after which Green Belt policies would apply to them.
- Must meet national criteria for designation.

8

**Recap - The role of the Neighbourhood Plan**

- Secure financial contributions from development.
- Protect important local community assets.
- Provide detailed guidance for developers.
- Justify local requirements over more general district-wide policies.
- Promote development to meet local community needs.
- Provide policies to apply when applications come in.

3

**Identify and protect local heritage assets**

- Listed Buildings and Scheduled Monuments are already 'Designated' and subject to national and local policies which give them protection.
- The Neighbourhood Plan Working Group is identifying other buildings and structures that are important to the local area and community.
- These can be given a lower level of policy protection: Non-Designated Heritage Assets.

6

**Sustainable Travel and Transport**

A work in progress...

- Identifying key walking and cycling routes.
- Examining options for improvements to rail station and rail services.
- Examining bus services to nearby destinations.
- Examining parking issues.

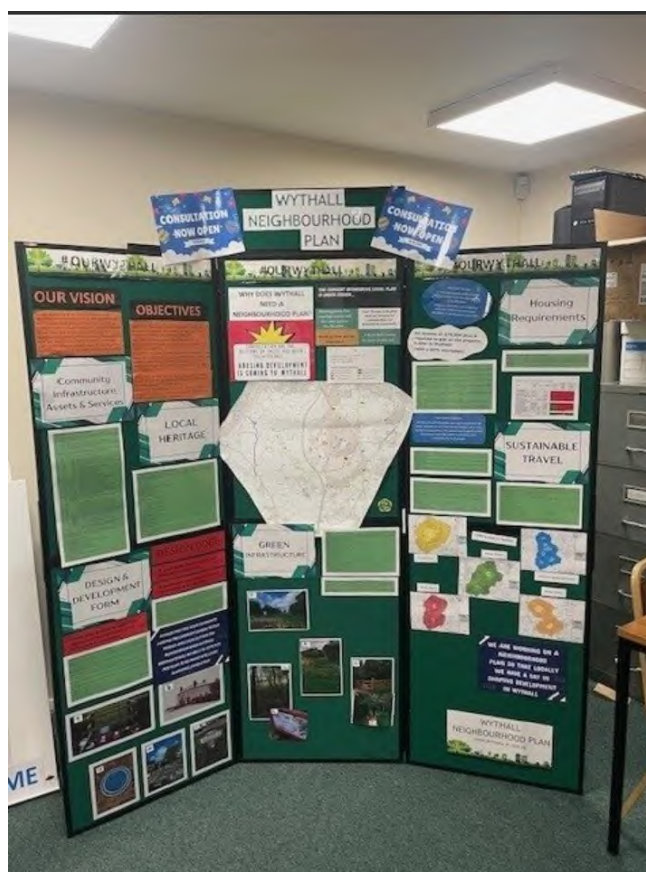
9

## Regulation 14 Consultation Arrangements and Results

26. Bromsgrove District Council provided a detailed officer review of the draft NDP prior to Regulation 14 Consultation and through this provided detailed comments on a pre-Regulation 14 draft of the NDP. The comments received were addressed prior to Regulation 14 Consultation and reflected in the draft issued for consultation. No further response was received from Bromsgrove District Council at Regulation 14.
27. The Regulation 14 consultation was undertaken from 10<sup>th</sup> October 2024 to 20<sup>th</sup> December 2024, a period of eight weeks and five days, which satisfied the statutory requirement to run the consultation for at least six weeks.

### Events arranged to promote awareness and response

28. Wythall Parish Council maintained a display in the Council offices throughout the consultation period and this was also used for consultation events. Wythall Parish Council worked with a number of local partners to arrange events for people to attend and learn more about the NDP proposals and to provide their views on them.



### Wythall Parish Council Open Day

29. The Open Day took place on 10<sup>th</sup> October between the hours of noon and 8pm at Wythall Village Hall. All residents were invited via a Parish Newsletter (cover below), adverts on Facebook, notices posted around the parish (shown below, right hand image) and an A-board outside the

venue. On the day, further Facebook posts encouraged people to attend. Local Groups used their mailing lists to invite their members. Around 70 people attended the event and 11 of these completed paper surveys on the NDP.



### *Hollywood Christian Life Centre Coffee Morning*

30. Information about the Draft NDP was provided and two members of the NPWG/Parish Council attended a Coffee Morning held by HCLC at Simms Lane, Hollywood on 14th November between the hours of 10am and noon. Around 35 people attended the coffee morning and 5 completed surveys on the NDP.





### **SCoFF After School Club**

31. The meeting was held on 27<sup>th</sup> November as an after-school event between the hours of 3pm and 5pm at St Mary's Church in Hollywood. Two members of the NPWG/Parish Council attended and around 15 families attended and one of these completed a survey on the NDP.

### **Little Lights Pre-School Group**

32. The meeting was held on 22<sup>nd</sup> November between the hours of 9am and 10:30am at the Little Lights Pre-School at St Mary's Church in Hollywood. Two members of the NPWG/Parish Council attended the event to present information about the Draft NDP. Around 20 adults attended the event, but none completed the NDP survey.

### **NDP Consultation event**

33. An event was held by Wythall Parish Council between 6pm and 9pm on December 5th at Park Hall, Wythall Park. All residents were invited via facebook, local group mailing lists and a second Parish Newsletter which contained a double-page spread on the Draft NDP. Nine members of the NPWG/Parish Council attended the event at which exhibition boards were set out to display NDP proposals. The event was affected by a named storm event and the local area was rain affected and flooded. Six people attended and one completed a NDP Survey.



### **Neighbourhood Plan Online Survey**

34. A NDP Survey was published on the parish council website for the duration of the consultation period. The council webpage and the online survey are set out below.



## Neighbourhood Plan at Regulation 14 Consultation Stage

News, Wythall Parish Neighbourhood Plan / By Deputy-Clerk / 14 October 2024

The consultation period for the Wythall Neighbourhood Plan is now OPEN.

You are invited to comment on the draft Wythall Neighbourhood Plan. This is a formal consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation period runs from 12 noon on 10th October 2024 to 5pm on 20th December 2024.

View the documents and leave feedback by visiting the website page: [Wythall Neighbourhood Plan Regulation 14 Consultation – Wythall Parish Council \(wythall-pc.gov.uk\)](#). More information on Neighbourhood Plans and the work undertaken on the Wythall Neighbourhood Plan can be found on the website page: [Neighbourhood Plan – Wythall Parish Council \(wythall-pc.gov.uk\)](#)

Alternatively, a paper copy of the plan and supporting documents can be viewed at the Parish Council Office, Beadesert Road, Hollywood B47 5DP during opening hours 10am-2pm Monday to Friday, where a paper copy of the questionnaire can be completed to provide feedback.



## REGULATION 14 CONSULTATION SURVEY

**If you have any questions, please call us on 01564 823149  
or email [info@wythall-pc.gov.uk](mailto:info@wythall-pc.gov.uk)**

1. Your name / name of organisation that you are responding on behalf of:
2. Your address and post code:

### 3. Vision and Objectives:

\_\_\_\_\_

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6. Housing Types and Sizes (Policy WYTHALL 3):

7. Good Design and Development Form (Policy WYTHALL 4):

8. Environmental Performance of Buildings (Policy WYTHALL 5):

9. Biodiversity Gains from New Development (Policy WYTHALL 6):

10. Local Heritage Assets (Policy WYTHALL 7):

11. Local Green Space Sites (Policy WYTHALL 8):



12. Support for Bus Services (Policy WYTHALL 9):

13. Support for Rail Services and Station Improvements (Policy WYTHALL 10):

14. Support for Improvements to priority walking and cycling routes (Policy WYTHALL 11):

15. Overall, are you in support of the Plan? Yes / No / Undecided

16. Do you have any final comments to make?

*Thank you for taking the time to complete this survey*



## Neighbourhood Plan Paper Survey for use at the NDP Consultation Event

35. The survey provided for completion at the Parish Council Open Day was slightly amended from the online version. The amended paper survey form is set out below. Results from both online and paper surveys were combined by Wythall Parish Council into a single set of results.

# WYTHALL NEIGHBOURHOOD PLAN

## REGULATION 14 CONSULTATION SURVEY

- | 1. Do you agree with the Vision and Objectives? | Yes / No |
|---|----------|
|   |          |

2. If not, what changes would you make?

## COMMUNITY INFRASTRUCTURE ASSETS AND SERVICES

- |  |          |
|--|----------|
| 3. Are any Community Facilities missing from Policy WYTHALL 1? (Excluding shops) | Yes / No |
|--|----------|

4. If yes, which ones?

## HOUSING REQUIREMENTS

5. Please provide any comments that you may have on the affordable housing requirements set out in policy WYTHALL 2.

6. Do you agree with POLICY WYTHALL 3; that there is a lack of 2 bedroomed open market properties for downsizers/first time buyers in Wythall? Yes / No

7. If not, please provide your comments:

## DESIGN & DEVELOPMENT FORM

8. Do you have any comments to make about the design of housing developments including architectural details, boundaries, parking provision, bin storage, landscaping/street scene and, wildlife habitats?

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## LOCAL HERITAGE

9. Please provide details of any local heritage assets (not already designated) that you think may have been missed from Policy WYTHALL 6.



## GREEN INFRASTRUCTURE

10. Please provide details of any Local Green Space site that you think are missing from policy WYTHALL 7 that have not already been assessed and discounted.

.....

## SUSTAINABLE TRAVEL

11. Please provide any comments that you may have in respect of the support for Bus Services set out in policy WYTHALL 9.

.....

12. Do you agree with the train station improvements set out in policy WYTHALL 10 including a car park? Please provide your comments:

.....

13. Do you agree with improvements for walking and cycling routes highlighted in policy WYTHALL 11? Please provide your comments:

.....

## GENERAL

14. Overall are you in support of the plan? Yes / No / Undecided

15. Do you have any final comments to make? .....

.....

## PERSONAL DETAILS

16. Your post code .....

17. Your age range: under 18, 18-25, 25-35, 35-45, 45-55, 55-65, over 65.

*Thank you for taking the time to complete this survey*





## Statutory Consultation list and response

36. A list of statutory and other consultees was obtained by Wythall Parish Council from Bromsgrove District Council. The following organisations on the statutory lists were consulted and the status of their response is set out.

Organisation Name	Date Consulted	Reply Received?
The Coal Authority	22.10.24	Y
The Environment Agency	22.10.24	N
The Historic Buildings & Monuments Commission for England	22.10.24	N
Marine Management Organisation	22.10.24	N
Natural England	22.10.24	N
Network Rail	22.10.24	N
National Highways	22.10.24	N
Birmingham City Council	22.10.24	N
Solihull Metropolitan Borough Council	22.10.24	N
Stratford on Avon District Council	22.10.24	N
Bromsgrove & Redditch Councils	22.10.24	N
Wychavon District Council	22.10.24	N
Wyre Forest District Council	22.10.24	N
South Staffordshire District Council	22.10.24	N
Dudley Metropolitan Borough Council	22.10.24	Y
Worcestershire County Council	22.10.24	(PROW team)
Warwickshire County Council	22.10.24	N
Staffordshire County Council	22.10.24	N
Alvechurch Parish Council	22.10.24	N
Barnt Green Parish Council	22.10.24	N
Belbroughton & Fairfield Parish Council	22.10.24	N
Bentley Pouncefoot Parish Council	22.10.24	N
Beoley Parish Council	22.10.24	N

Bourneheath Parish Council	22.10.24	N
Cathill & North Marlbrook Parish Council	22.10.24	N
Clent Parish Council	22.10.24	N
Cotton Hackett Parish Council	22.10.24	N
Dodford & Grafton Parish Council	22.10.24	N
Finstall Parish Council	22.10.24	N
Frankley Parish Council	22.10.24	N
Hagley Parish Council	22.10.24	Y
Hunington Parish Council	22.10.24	N
Lickey & Blackwell Parish Council	22.10.24	N
Romsley Parish Council	22.10.24	N
Stoke Parish Council	22.10.24	N
Tutnall & Cobley Parish Council	22.10.24	N
New Frankley Parish Council in Birmingham	22.10.24	N
Dickens Heath Parish Council	22.10.24	N
Tidbury Green Parish Council	22.10.24	N
Tanworth in Arden Parish Council	22.10.24	N
Hanbury Parish Council	22.10.24	N
Dodderhill Parish Council	22.10.24	N
Broome Parish Council	22.10.24	N
Chaddesley Corbett Parish Council	22.10.24	N
Churchill and Blakedown Parish Council	22.10.24	Y
Kinver Parish Council	22.10.24	N
Warwickshire Police and West Mercia Police	22.10.24	N
Electronics Communications code operators (CTIL) Vodafone/Telefonica	22.10.24	N
Electronics Communications code operators (MBNL) EE & Three	22.10.24	N
Herefordshire & Worcestershire Integrated Care Board	22.10.24	N
Birmingham & Solihull Integrated Care Board	22.10.24	N

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NHS England Midlands & East	22.10.24	N
Electricity & Gas Provider - National Grid	22.10.24	Y
Western Power Distributon	22.10.24	N
Severn Trent Water Ltd	22.10.24	N
South Staffs Water	N/A	N/A
Homes England	22.10.24	N
North Worcestershire Water Management	22.10.24	Y

## Assessment of Regulation 14 Consultation Comments

37. This part of the Consultation Report summarises the responses made to the NDP where these raise a criticism and/or request a change to the NDP or its supporting documents. There are two tables with the first dedicated to addressing the survey response free text entries the second table focused on responding to comments from other consultees who wrote in with emails and letters – this covers responses from statutory consultees and developers.

### Assessment of Survey Responses

38. 23 completed survey responses were received on the draft NDP, comprising 18 completed in paper form and 5 completed online.
39. 18 survey responses were received on the **Draft Vision and Objectives**, with 13 responses indicating agreement/support. No responses opposed the Draft Vision and Objectives, but some raised issues, as follows:

Vision and Objectives – issues raised	Response to Comment
A large amount of additional housing will put serious pressure on road infrastructure and schools and will destroy natural habitat.	The NDP does not propose additional housing – planned strategic development is beyond the scope of the NDP. The NDP seeks to ensure that if housing does come forward, it does so in accordance with the Vision and Objectives set out.
Positively support these. Only aspect I would query is the vision of less car use. We are in the edge of Bromsgrove, Birmingham, Solihull and Warwickshire. Good public services into all of these areas is unrealistic. I think our plan should be able to accommodate continued reliance on cars for independent transport.	<p>The NDP seeks to promote sustainable development by ensuring that development provides for local facilities that support local people in living their daily lives using walking and cycling to access the most local shopping, health and leisure facilities – there are neighbourhood parades in Wythall and Hollywood which are vital for local people.</p> <p>The NDP also addresses the need for better local connections using public transport to nearby Maypole, east-west bus services and community services within the parish. It also discusses rail service improvements.</p>
Agree, but new builds to be on Brownbelt land	There are few brownfield sites in the area and the Green Belt boundary is tightly drawn around existing settlements. A review has been partially completed by Bromsgrove DC (BDC) and any proposals about the location of new development will be brought forward by BDC, or by developers through speculative planning applications.
I am not aware of the vision or objectives to be able to comment sufficiently.	Noted.

Parking at stations, speed limits, clear definition of potential development sites.	<p>Parking - Policy WYTHALL10 addresses requirement for improvements to car parking at Wythall Rail Station.</p> <p>Development Sites - The NDP does not identify development sites. The settlement boundary of settlements in the parish are tightly drawn and most potential development sites are likely to lie in Green Belt. The NDP is not able to address strategic housing development in Green Belt location, which is a strategic matter.</p> <p>Speed Limits – The comment is not specific and so is difficult to respond to. However, traffic speed is addressed with Design Codes F2 (entry treatments where speed limits change) L9 (in relation to corner verges), in Table 3 Aspirations, and Table 9 &amp; policy WYTHALL 9 in relation to cycling routes.</p>
we need a much better bus service PLEASE.	Paragraphs 196-205 and Policy WYTHALL 9 addresses support for better local bus services.
housing needs to be in keeping with area. No tower blocks.	POLICY WYTHALL 3 refers to support for proposals which would develop low-rise apartments. This responds to matters raised in consultation in relation to the need for good quality downsizing opportunities for older households.

40. There was little clear indication of either support or opposition to **Policy WYTHALL 1**. There were 13 comments made in relation to the policy which indicated views about the need to protect or provide specific community facilities, as set out below.

Local Community Facilities (Policy WYTHALL 1)	Response to Comment
Parking is a problem at all public buildings in Wythall. With the best will in the world not everyone will be able to walk.	This is understood. The NDP does what it can to promote sustainable land use provision to provide the maximum scope to encourage sustainable means of travel to access local services.
<p>I like a lot of the ideas but I think some are less important and possible should be taken off.</p> <p>Ideas like adding a pool to woodrush would be amazing, which you could also run classes in for the elderly and water aerobics are great for older bodies.</p> <p>Adding in skate park at wythall park would be great for our younger generation and I think more push into opening a youth club in</p>	<p>Cemetery - Wythall Parish Council has identified a need for further cemetery provision following work to identify remaining capacity in the existing cemetery.</p> <p>Parking – The NDP recognises the sustainability benefits of encouraging longer distance commuting by rail rather than car. It also recognises capacity constraints at Wythall Rail Station which give rise to amenity problems in the surrounding area.</p>



<p>conjunction with it would be great to give them somewhere to go during holidays, giving them a push to help out in their local area really is as simple as making them feel wanted in it.</p> <p>Support any improvement to the bus services, the 150 not going into Birmingham town is annoying having to time all the buses right to get home is ridiculous.</p> <p>Improving all rights of way will be beneficial for the area as we have so many walkers and dog owners, a map and rules would be great for people to easily download from your website.</p> <p>Things I don't think are necessary, adding land for cemetery's is one I don't think is needed, unless maybe it's combined with sort of eco/nature park and is more than just rows of headstones, make it somewhere beautiful.</p> <p>Adding parking is counterintuitive to me, if we want to push people to be more green and active, if we improve walking and cycle routes, people should be encouraged to walk to places and leave parking spots for those unable to walk.</p>	<p>The NDP promotes sustainable travel through policies WYTHALL 9, WYTHALL 10 and WYTHALL 11.</p> <p>The village hall also has insufficient parking spaces for its users, as does the Hollywood Medical Practice.</p> <p>These facilities are located to serve the whole parish and as such are beyond reasonable walking distance for users who need to access them. There are no public transport services which would provide convenient access when it is required from within residential areas of the parish.</p>
Insufficient schools for additional housing	Noted. The NDP does not propose to develop additional housing.
Sensible policy. There seems to be no mention of the Hollyoaks GP surgery on Station Road which could also do with expansion and better car parking.	Paragraph 96 of the NDP addresses why the GP surgery is not included as a community use, given it is a commercial use class.
All identified community facilities should be protected against loss. In possible lack of need situations extend marketing to 18 or 24 months.	Policy has been amended to include all facilities but note it is not possible to 'protect' uses in commercial use classes. Also it is considered that a marketing period of 18-24 months is unreasonable in the context of the benefits secured from securing reuse and redevelopment of empty or redundant sites.
Wythall is missing restaurants and a good public house	Noted. There are public houses and it is important that valuable local leisure and community infrastructure continues to be available where there is demand.
More doctors required	Noted. There are two considerations in relation to health service provision – provision of estate (the facilities) and the availability of doctors (which is a recruitment issue). The NPWG contacted local

	health service providers about their estate requirements and any responses received are reflected in the NDP.
swimming pool missing. If more houses additional doctors/schools needed	<p>Requirements for additional GP doctors and for schools in the area is considered by health service providers and by Worcestershire County Council/Bromsgrove District Council. This is in the context of current population and future population when development occurs.</p> <p>There is no general-public swimming pool in Wythall Parish and the nearest facility is in Kings Heath, Birmingham which is around 2.5 miles. That said, the NPWG have been careful to identify community infrastructure that could be supported/delivered through development, should it come forward. There is insufficient space next to the Woodrush Hub and a new Leisure Centre with Swimming Pool (it is rare for them to be developed on a stand-alone basis) would be a significant investment which is considered unlikely to be met.</p>
Police Station needed	According to <a href="http://www.police.co.uk">www.police.co.uk</a> , the nearest police stations are in Bourneville, Solihull and Redditch. The NPWG observes that the local safer neighbourhood team operates from Rubery police station. Police visit the area and hold outreach and drop-in sessions at local venues. The NPWG view is that planning of the police estate and service coverage is beyond the remit of the NDP.
Day care centre facility for elderly local residents	According to <a href="http://www.ageuk.org.uk">www.ageuk.org.uk</a> there are no dedicated day care centres for the elderly within about 10 miles of Wythall parish council offices. That said there are a number of local daily activities which meet the needs of the elderly population in the Parish. It would be an aspiration to improve facilities given demographic trends in the parish and this has been included in the aspirations section of the NDP.
Could be more at the library - there's a lot for children and elderly, could be more writing/reading groups	Noted. There is sufficient space for such activities and so the activities referred to would be related to operation funding considerations.
Bus service not too good	Noted. Paragraphs 196-205 and Policy WYTHALL 9 addresses support for better local bus services.
schools, doctors, public parks, shops and transport infrastructure. Quote an elderly population (need to be considered).	The NDP considers each of the matters raised, throughout.

41. 17 responses were received about **Policy WYTHALL 2** and these indicated a general support for policies to secure specific forms of affordable housing. Individual comments indicated views of individuals about local housing needs, as set out below.

Affordable Housing Tenure (Policy WYTHALL 2)	Response to Comment
I can see this is a huge problem. Property prices bear no relation to wages or salaries.	Noted.
The house prices in Wythall are very high and it's a lovely area so building affordable housing is a great idea. I don't know if things could be looked into with regards to the larger houses with acres and acres of land that go for sale, one recently on Baccabox went up for sale (not sure if it still is) but it was a huge house with loads of land and it doesn't fit a lot of people's needs, very few people have large families anymore so it would make more sense for that to be bought and made into a small estate, obviously planning permission would always get in the way with stuff like that but yeah I am all for affordable housing, bring in a younger generation	Noted. The NDP does not identify land parcels for site allocations. Proposals for redevelopment of existing housing plots to create new housing developments within the built area would be considered under existing adopted development management policies with consideration given to design, access, parking and amenity issues on a site-specific basis.
Not in favour of affordable housing 'apartments' will not suit character of area	Noted. Though the built form of apartments (low-rise has been suggested) would be the same whether they are affordable or market housing.
Agree policy, particularly the prioritisation of local connections for First Homes.	Noted.
Using data that is based on 2021 values is not reflective of where we are in 2024.  First Homes is a scheme that allows some first time buyers/key workers to buy a home that may otherwise be unaffordable. Average earnings will not buy an average priced new home in many areas, it's the type/size of home that is more important rather than the average. A typical starter home is now a 1 bed apartment or, if affordable, a 2 bed apartment or terraced house. If 50% discount is applied to First Homes it is likely that development schemes would fall in to viability and its generally the social housing that gets lost first. At 30% at least some locals would be able to buy.  Rent to own schemes can bring affordable home ownership to those that can't currently get/afford a mortgage.	Noted. The Housing Needs Assessment is valid for up to five years and so remains useful to inform the relative positions of households given changes in prices but also incomes over the period since it was prepared.  At the time the draft policy was prepared, it was a Government requirement that First Homes must form 25% of the affordable housing provided in qualifying schemes. The new Government has since removed this requirement and it is open for reconsideration. The policy has been amended to reflect the updated position.

The opportunity to buy a custom build home or even self-build can also help with affordability.	
There is a requirement in this area for affordable housing	Noted and agreed.
Agree that there is a lack of 2 bedroomed open market properties for downsizers and first time buyers in Wythall.	Noted.
Agree that there is a lack of 2 bedroomed open market properties for downsizers/first time buyers in Wythall including 2 bedroom bungalows	Noted. See Figure 8 which shows that bungalows already form a significantly greater proportion of dwellings in Wythall Parish than the rest of the district and England as a whole.
social rent and local connect requirements & family residency important	Noted.
it is vitally important for younger people to be able to afford somewhere to live. Agree that there is a lack of 2 bedroomed open market properties for downsizers / first time buyers in Wythall	Noted.
very comprehensive.	Noted.
make developers COMMIT to section 126 agreements. There are rules - they need improving.	Noted (Section 106?)
I hope that it does succeed and affordable housing will be an option	Noted.
social housing? sounds good	Noted.
we need social housing	Noted.
I don't object to social housing but it needs to be carefully managed.	Noted.
younger people definitely need help to 'get on the ladder'	Noted.

42. 13 responses were received on **Policy WYTHALL 3** and these indicated general support for the focus of the policy on meeting the needs of younger and older households. Specific comments are set out below.

Housing Types and Sizes (Policy WYTHALL 3)	Response to Comment
Limited proposals to encourage older home owners to downsize, especially if they wish to stay in the area.	The NPWG considered that there were no development opportunities within the built settlements in the parish and that opportunities would come through the Bromsgrove Local Plan or through developer proposals.
Yeah I agree with all that, I think looking into bungalows for older people like those on silver street would also free up larger houses for families	Noted. See Figure 8 which shows that bungalows already form a significantly greater proportion of dwellings in Wythall Parish than the rest of the district and England as a whole.
Not in favour of high rise at all	The policy refers to low-rise not high rise.



Agreed	Noted.
<p>Starter and family homes of 1 to 3 bedroom should make up the majority of any new housing.</p> <p>Well designed and managed studio apartments would also be beneficial, both for affordability and choice.</p>	<p>Noted. The policy referred more to 2-bedroom properties on the basis that these currently form a smaller component of local housing supply and would appear to match the needs of older households who want to downsize from 3-bedroom and larger homes. 3 bedroom homes form the largest single component of local housing in Wythall Parish (see figure 9).</p>
agree there is a lack of 2 bedroomed open market properties for downsizers/first time buyers in Wythall particularly for elderly residents wishing to downsize and remain in the area. A Wythall Green retirement village would be amazing (on site of Phoenix Insurance)	Noted.
Agree that there is a lack of 2 bedroomed open market properties for downsizers / first time buyers in Wythall	Noted.
Agree there is a lack of 2 bedroomed open market properties for downsizers / first time buyers in Wythall, vital to keep the community 'young' and to secure facilities	Noted.
agree that there is a lack of 2 bedroomed open market properties for downsizers / first time buyers in Wythall.	Noted.
agree that there is a lack of 2 bedroomed open market properties for downsizers / first time buyers in Wythall	Noted.
small affordable housing for first time buyers and young people	Noted, policy WYTHALL3 aims to secure this in conjunction with policy WYTHALL2.
retirement housing, 2/3 bed for young families, starter homes for young people	Noted.
small to medium houses and bungalows for young families and older people	Noted.

43. 16 responses were received on **Policy WYTHALL 4** in relation to Good Design and Development Form. These provided comments to support specific elements of the Design Codes and the NDP approach to densities, set out below.

Good Design and Development Form (Policy WYTHALL 4)	Response to Comment
I do think some of the new developments seem like enclosed pockets of housing which somehow appear separate from the village as a whole.	This is indeed the case as developers seek to respond to community objections against new development by reducing interaction in terms of traffic via single access points into developments, large buffers separating them from existing housing and, if they are required,

	community infrastructure which is designed to meet its own needs.
I agree that it is a great idea to keep the houses in each area similar to those already there.	Noted.
Total agreement	Noted.
Agreed. Particularly the emphasis on avoiding overbearing development on neighbouring developments. I assume this includes consideration of developments outside the Wythall parish.	Noted. The NDP can only make policy for the Neighbourhood Area and not outside it. In responding to planning applications on sites adjacent to the parish, as a consultee, Wythall Parish Council can refer to impacts on its areas with reference to its NDP policies.
Densities, whilst ideally reflecting the immediate surrounding area, should not be considered using local averages. Design should be the main consideration.  BNG requirements should always be provided on site. "Wherever possible" means that regardless of any loss any development is ok so the sentence becomes pointless.	Densities - The work undertaken to support the policy was not intended to argue for lower densities as an end in itself but to demonstrate that it is possible to provide housing to a legible layout with front and rear gardens and off-street parking to complement local character, whilst still securing the efficient use of land.  BNG on site – It would be considered unreasonable to require BNG obligations to be always met on site with no flexibility. The BNG Regulations set out a hierarchy and on-site BNG or close by at the top, but other options exist, for example to prioritise BNG in accordance with Worcestershire Local Nature Recovery Strategy priorities (which could be elsewhere) or to provide credits (relating to sites elsewhere).
access to the side and rear of properties for bin storage	See design code B8 and para 144 which addresses this issue.
we need to protect green spaces for wildlife	Noted. Some green spaces provide recreation functions for people and other green spaces provide flood mitigation and/or habitats. There is a need for new development to provide sufficient open space which meets all requirements without conflicting purposes.
More road cameras to stop fast traffic	The NDP does not address requirements for speed traffic cameras in the parish. This is a matter for the Highway Authority.
keep as much greenery as possible	Noted.
adequate parking spaces and bin storage when designing houses	Bin storage - See design code B8 and para 144 which addresses this issue.  Parking spaces – See design codes B9, E4 and I1 to I6.
strive for reduced densities	The NPPF requires the development to secure the efficient use of land. Normally, this means

	higher density developments. The work undertaken to support the policy was not intended to argue for lower densities as an end in itself but to demonstrate that it is possible to provide housing to a legible layout with front and rear gardens and off-street parking to complement local character, whilst still securing the efficient use of land.
The focus is perfect	Noted.
All are underpinned by existing planning regs - however they are too often either ignored or adapted	Noted. The NDP has tried to provide supporting evidence for its policies in the hope these will be considered by applicants prior to submission of applications and by the Local Planning Authority in their determination.
improved infrastructure and schools	Noted. See policy WYTHALL 1 which sets out priorities
all new housing should have solar panels installed as part of the building design	See Policy WYTHALL5 and note the introduction of the Future Homes Standard which sets requirements for carbon reduction in the construction and operation of new development.
parking for at least 2 cars on drives	This is not always possible, particular in relation to smaller homes. However see design codes B9, E4 and I1 to I6.

44. 8 responses were received in general support of **Policy WYTHALL 5**, with specific comments set out below.

Environmental Performance of Buildings (Policy WYTHALL 5)	Response to Comment
Good points about insulation needed and allowance for efficient heating and ventilation.	Noted
This is definitely what I like to hear, keeping everything as sustainable as possible is great	Noted
Total agreement	Noted
All makes good sense. Make sure water drainage is fully considered too.	Drainage arrangements for new developments are provided in accordance with a drainage hierarchy with Sustainable Urban Drainage Systems as the preferred option. The ability to deliver drainage schemes depends on site conditions. The Lead Local Flood Authority is the competent authority in these matters.
"Proposals for development which include the following measures will be supported:" This is saying that proposals not including all of the measures listed will not be supported. Whilst individually the measures are great they may conflict with each other. For example, if a	Amend Policy WYTHALL 5 wording as follows:  'Proposals for development which include the following measures to reduce carbon emissions from building operations, such as those listed below, will be supported:'

community energy scheme is proposed then heat pumps may not be required. The use of heat pumps is not the only way to provide a low carbon system so heat pumps will not always be required. This, of course, would also apply if heating is proposed for each individual building. Not all buildings/rooves may be suitable for roof top solar, for example green rooves.	Added to b) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces. <u>Ensure good insulation.</u>  New g) <u>Water-saving measures such as grey-water systems and water butts.</u>
water catchment for roofs and good insulation	See above
solar panels, water butts etc	See above
E.P.C's are now the norm, therefore in agreement	Noted.

45. NOTE **Policy WYTHALL 6** was shown in the survey as WYTHALL 7. Policy WYTHALL 6 is Correct. 8 responses were received on Policy WYTHALL 6, which were generally supportive of the policy to protect local non-designated heritage assets, with specific comments set out below.

Local Heritage Assets (Policy WYTHALL 6)	Response to Comment
I am pleased heritage sites have been identified.	Noted.
Local history is very important to me and I support anything to maintain and bring attention to anything of significance. I would love though that the packhorse pub to be bought by a different crowd and make it nicer, the food a drink in there is terrible.	Noted. The ownership and quality of offer at The Packhorse is not relevant to the NDHA designation.
Totally agree	Noted.
1-10 agreed. Not so much concerned about the other items such as telephone boxes and post boxes. More important to have services in the right places than historic. On website this shows as Policy 6 not 7.	6 is correct.  On sites 11-21, the comment is noted. The reasons for designation are provided in Appendix A to the NDP.
This is labelled WYTHALL 6.  Wythall isn't an area with many nationally designated assets so the local heritage assets should all be considered.	6 is correct.
Tree opposite shops on corner of Drakes Cross was planted to remember 'Dean' who worked at the butchers shop in Drakes Cross Parade, sadly died in motorbike accident on bend of Alcester Road/Hollywood Lane in early 1980s? (But not sure if it is still there?)	The NPWG has been unable to confirm the location of the tree referred to. The selection of proposed non-designated heritage assets for inclusion in the NDP has been done in accordance with criteria which include a heritage value and a cultural value. Given the lack of awareness of the tree, the NPWG considers it would be difficult to justify its inclusion on the list of sites.
important to protect local heritage	Noted and agreed.



making sure these are looked after	Noted. Generally speaking Appendix A provides a framework for allowing upkeep and development of assets which maintain or enhance their core heritage features. Some sites (eg 11-21) are more structure which need to be preserved/maintained in situ.
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46. NOTE: **Policy WYTHALL 7** was shown in the survey as WYTHALL 8. Policy WYTHALL 7 is Correct. 9 responses were received on Policy WYTHALL 7 and where these indicated a view about the policy they were generally positive. The specific comments made are set out below.

Local Green Space Sites (Policy WYTHALL 7)	Response to Comment
Space is important for social cohesion and wellbeing.	Noted and agreed.
All grand. I would always love more obviously	Noted.
Totally agree	Noted.
Agreed. On the Parish website this came up as Policy 7 not 8.	7 is correct.
This is labelled WYTHALL 7. I would remove "other than in very special circumstances".	7 is correct. Reference to Very Special Circumstance must be retained – it refers to the conditions under which development on LGS can potentially take place, as set out in the NPPF. Para 108 of the NPPF says that decision making on proposals for development on Local Green Spaces should be consistent with national policy for Green Belts. Para 153 says that inappropriate development of Green Belt should not be approved except in very special circumstances.
keep as much greenery as possible	Noted.
important to protect local green spaces	Noted and agreed.
that these are kept for the community and maintained well	Noted
will local green spaces be accessible to local people?	It depends on the specific sites concerned. Designation has been proposed in accordance with Para 107 of the NPPF which says that Local Green Space designation should only be used where the green space is:  a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

	<p>c) local in character and is not an extensive tract of land.</p> <p>Appendix B provides a reasoned justification for each site proposed for LGS designation.</p>
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47. NOTE **Policy WYTHALL 8** was shown in the survey as WYTHALL 6. Policy WYTHALL 8 is Correct. 5 responses were received on Policy WYTHALL 8. Comments were supportive of the policy approach, as set out below.

<b>Biodiversity Gains from New Development (Policy WYTHALL 8)</b>	<b>Response to Comment</b>
I feel like 10% sounds low, I think as much biodiversity we can get is essential. Sympathetic building should always be the goal, and making sure we set up corridors between houses for animals, let parts of developments be wild instead of perfectly manicured, make sure all plants are native and help out insects to thrive	<p>National Regulations set out a minimum 10% requirement in BNG from qualifying development. Bromsgrove District Council would be able to set a higher uplift if justified.</p> <p>The NDP cannot require a higher BNG requirement.</p>
In agreement	Noted.
Agreed. On the website this came up as Policy 8 not 6.	Noted. 8 is correct
<p>This is labelled WYTHALL 8.</p> <p>All new developments should be able to meet BNG on site.</p>	<p>Noted. WYTHALL 8 is correct.</p> <p>BNG on site – It would be considered unreasonable to require BNG obligations to be always met on site with no flexibility. The BNG Regulations set out a hierarchy and on-site BNG or close by at the top, but other options exist, for example to prioritise BNG in accordance with Worcestershire Local Nature Recovery Strategy priorities (which could be elsewhere) or to provide credits (relating to sites elsewhere).</p>
ponds to catch rainfall and support wildlife	Noted. Each site will need to address specific baseline conditions to determine the most effective way to increase biodiversity on site.

48. 17 responses were received on **Policy WYTHALL 9**, with most comments supportive of the policy. Specific comments are set out below.

<b>Support for Bus Services (Policy WYTHALL 9)</b>	<b>Response to Comment</b>
What is said about buses is true but people do prefer their cars if they have a choice. On the other hand parking and traffic congestion can spoil the environment. I am not sure that people in Wythall identify with Bromsgrove. They are more likely to identify with Solihull.	In response to a number of comments on bus services and to reflect changes in service provision in the area, the section which relates to bus services in the NDP and Policy Wythall 9 is being updated to reflect the greater role for

	Demand Responsive Transport and the recent changes made to local bus services.
Make the 150 go into Birmingham town centre. Annoying have to get off and onto another bus or train. I love the idea of a bus going to maypole that runs until late as you can really be stuck If you miss the last one, also have it run on Sundays. Frustrating I can't go places on a Sunday	In response to a number of comments on bus services and to reflect changes in service provision in the area, the section which relates to bus services in the NDP and Policy Wythall 9 is being updated to reflect the greater role for Demand Responsive Transport and the recent changes made to local bus services.
Agree	Noted.
Agreed.	Noted.
What is the ask? Have the potential contributions been costed?	The NPWG has not prepared specific bus route and service designs to work out costs for delivering improvements to individual routes or new routes. There are no current planned developments within Wythall or in Green Belt locations in the parish outside settlements. In this context, the NDP has sought to provide an indication of the measures that would improve conditions for improving bus use to contribute to sustainable development. Planned development locations (site allocations) and other development which may arise (speculative development proposals) will be able to consider the potential to meet some of the measures identified in the policy.
I don't use the bus services	Noted.
Bus good, so long as it is accessible from Hollywood	Noted.
Agree	Noted.
Just not enough for the area!	Noted.
funding to support isolated communities/transport	See above
great service	Noted.
not used it	Noted.
Improvement in the bus service very urgent	Noted.
bus service improvement for those without cars	Noted.
Definitely required as bus services are very poor for the amount of housing already here	Noted.
buses that are available to all. For the elderly, closer to home pick ups	Noted. The policy seeks to address this
need a bus service. isolated on Sundays and bank holidays	Noted. The policy seeks to address this.

49. 16 responses were received on **Policy WYTHALL 10** with clear support for the policy expressed in comments, set out below.

Support for Rail Services and Station Improvements (Policy WYTHALL 10)	Response to Comment
This is important but there are many health and safety issues with rail travel. Gaps between platforms and trains and differing heights of trains and platforms can be quite hazardous. Train services can be unreliable leaving travellers stranded from other means of transport.	Noted. Platform design of rail stations is not under consideration in the NDP. Train reliability is the responsibility of Train Operating Companies and Great British Rail.
Yeah support all these changes, great idea I like using this station so make it better works well for me	Noted.
Agree	Noted.
Car parking at Wythall seems more likely to attract traffic to the locality. There is already plenty of parking at Whitlocks End so why not keep Wythall as a small station for local people?	Figure 19 of the NDP shows that some parts of the parish are well beyond reasonable walking distances to access either Wythall Rail Station or Whitlock's End.  New parking provision at Wythall Station would allow more of the parish population (who don't have an alternative) to access services from there. If services are improved from Wythall Station, then maximum use of these would be expected.
What is the ask in respect of support/contributions?	The NPWG has not undertaken a design exercise to work out costs for delivering improvements to Wythall Rail Station. There are no current planned developments within Wythall or in Green Belt locations in the parish outside settlements. In this context, the NDP has sought to provide an indication of the measures that would improve conditions for more sustainable travel using rail from the parish, to contribute to sustainable development. Planned development locations (site allocations) and other development which may arise (speculative development proposals) will be able to consider the potential to meet some of the measures identified in the policy.
This is a good idea to reduce traffic levels	Noted.
Yes, parking needed for Wythall Station	Noted.
Agree	Noted.
Yes, provision of car parking important to encourage use	Noted.
agree - long overdue	Noted.
yes totally agree	Noted.
agree but a pity we cannot get a train pass for seniors (in Worcestershire)	Noted.
agree	Noted.



car parking - park and ride for wythall station	The provision of a station car park would allow for more users to access to rail services from Wythall.
Better sign posting of where station is and shelter for bad weather	Point d of the policy addresses improvements to platform shelters.
I am in support of development of Wythall Station as it should relieve pressure on Whitlocks End	Noted.

50. 18 responses were received on **Policy WYTHALL 11** with clear agreement indicated in 12 responses. Those with other or additional comments are provided below.

<b>Support for Improvements to priority walking and cycling routes (Policy WYTHALL 11)</b>	<b>Response to Comment</b>
I think there is too much traffic and insufficient spare land available to support major cycle routes. Cycling these days is mainly for fit people in their 20s. I support walk routes being protected.	The response is noted. The NPWG take a different view that if an attractive route environment can be created, there is no reason why cycling to local facilities in the parish could not be increased significantly.
Yeah support all this too, love the idea of bike hire to get around the area, or maybe scooters like they have in town	Noted.
Strongly support the development of better walking routes as these are the ones more likely to be used by local residents. Current path for LGW1 opposite Gorsey Lane is a beautiful setting but a terribly muddy and wet path.	Noted.
What is the ask in respect of support/contributions?	The NPWG has not undertaken a design exercise to work out costs for delivering improvements to individual routes. There are no current planned developments within Wythall or in Green Belt locations in the parish outside settlements. In this context, the NDP has sought to provide an indication of the measures that would improve conditions for walking and cycling to contribute to sustainable development. Planned development locations (site allocations) and other development which may arise (speculative development proposals) will be able to consider the potential to meet some of the measures identified in the policy.
Yes but road marking rather than kerbs please!	Specific measures required to create safe and attractive routes will vary from location to location based on traffic volumes and speeds and road design in relation to the route (eg junctions).
agree - please resurface paths - very muddy	Noted.

Silver street needs improving for walkers and cyclists, also reduce speed limit	The NPWG has not identified any specific requirements for improvement to the pedestrian and cycling environment on Silver Street. Any issues relating to traffic speeds need to be addressed through more effective enforcement.
Paths are rather narrow and disabled access non-existent at some junctions as poorly placed.	Table 9 of the NDP assesses walking routes for their quality.
pavements need levelling	Pavement maintenance is a highway authority responsibility. The assessment of walking routes in Table 9 of the NDP addresses quality elements of the route.
footpaths? - need to be saved	Public Rights of Way (PROW) are already identified and protected and cannot be extinguished or diverted without permission from Worcestershire County Council

51. People were asked to say whether, **overall**, they supported the draft neighbourhood plan. There were 23 responses in answer to this question – 13 said they supported the plan and 10 were undecided. No reasons were provided for these views, but a further question asked for any final comments. 13 comments received are set out below.

Do you have any final comments to make?	Response to Comment
Not sure whether the comments are in the right sections but I hope they will be some use. Don't forget we are on the boundaries of 3 other authorities and the impact that has on our future. I'll repeat my comment about suitable accommodation for older residents to downsize to.	Noted.
I think it's a very good plan and look forward to seeing it come to fruition	Noted.
70 proposed developments in Wythall is ridiculous. Roads will be chaos. Neighbourhood will be ruined	Noted. The NDP does not propose developments in the parish but seeks to ensure that if they do come forward, they meet local priorities as much as possible.
Thank you for all your work on this.	Noted.
Anything in the Neighbourhood plan that conflicts, or subject to interpretation may conflict, with NPPF 2024 will lessen its credibility in the local plan-making process, including the green belt review and ultimately planning applications and appeals. Further information sent by email.	Noted.
Hopefully the size of the village will not increase by too much.	Noted. The NDP does not propose the expansion of settlements.
I need to read the policy document and an open day would be excellent	Noted.

Really useful display, Anne-Louise really helpful, would be great to see at WI/Womens League etc	Noted.
A well presented plan	Noted.
This is a great area to live and I hope it stays that way.	Noted.
lights needed at the top of Simms lane, very dark at night	Noted. WPC will consider streetlighting requests separately from the NDP.
Lots of country lanes - not suitable for developing	Noted.
The layout of the information posters and their reference numbers are not easy to use in the completion of this form. District and Parish Councils should emphasise the inadequate local road infrastructure to support any more traffic. NO EXPANSION OF DICKENS HEATH!	Noted.

## Other Responses Received

52. A number of responses were received from Statutory Consultees, developers and individuals. These are detailed in the table below alongside a statement of response.

Consultee Comment	Response to Comment
<b>North Worcestershire Water Management</b>	
objectives 2 & 3 could be amended to cover “blue-green infrastructure”, which would incorporate existing ponds, watercourses and wetlands, but would also help to promote the use of multi-benefit above-ground sustainable drainage in new developments.	<p>Amend to add reference to blue infrastructure as recommended</p> <p>OBJECTIVE 2 - To promote good quality design in new developments which supports sustainable travel and green and blue infrastructure objectives.</p> <p>OBJECTIVE 3 - To identify and deliver a green and blue infrastructure network comprised of Local Green Space, Green travel corridors, formal and incidental open spaces, watercourses, ponds, wetlands and connected habitats which meet a variety of public realm, travel, health, well-being, biodiversity and other functions.</p>
Under table 5 (design guidance codes), we believe there are again opportunities for protecting and enhancing existing waterbodies and incorporating new sustainable drainage features (rain gardens, swales, ponds etc) into new developments. Codes D1, D3 and D4 apply to this comment. We support code E1, but would encourage you to amend the wording to “above-ground” sustainable drainage systems – this discourages the use of tanks and large pipes, and	<p>D1 already refers to ponds and streams.</p> <p>Amend D3 to add following sentence ‘Opportunities to improve water-based habitats should be considered.’</p> <p>Amend D4 to add ‘and blue’.</p> <p>E1 focus is on avoidance of and resilience to flooding. Stipulating ‘above ground’ SUDS may</p>

promotes the features listed above which have additional benefits in terms of biodiversity and amenity.	not always be the appropriate solution. This would be a LLFA consideration.
Under the car parking header (I) you may wish to promote the use of porous paving materials / discourage the use of tarmac to help reduce the amount of surface water generated.	Amend I2, I3 and I5 to include reference to the use of porous surfaces where appropriate.
Wythall 7 – local green space sites, we welcome the inclusion of many sites with streams, wetland and ponds in your assessment and support your list. We would however like to add for your reference that Wythall Meadow (N) also contains the Shaw Brook, an area of important wet-woodland and flood alleviation pools as well as the meadow grassland area.	Amend Appendix B entry for Wythall Meadow (N) to include the following ‘also contains the Shaw Brook, an area of important wet-woodland and flood alleviation pools as well as the meadow grassland area’.
We note that overall there isn’t much emphasis on specifically protecting & enhancing watercourses or addressing existing & future flood risk; we would always welcome the addition of these within objectives and policies in Parish level plans but appreciate that this plan is focusing upon the wants and needs of the local community and that flood risk may not be high on peoples' agenda.	Amend to include new para 176. ‘New development can contribute to improvements to green and blue infrastructure and should also ensure that the resilience of the parish to flood risk from rivers and surface water is maintained and where possible, improved. In developing their proposals, developers are encouraged to consult with North Worcestershire Water Management to ensure that they take account of local records of flooding incidents and identified improvement measures where appropriate.’
<b>WCC Rights of Way Team</b>	
<p>In relation to figure 20 we note that this includes plans for North Worcestershire path parking. It is worth bringing to the attention of the parish council the following:</p> <p>After a study of the North Worcestershire Path a number of years ago there were proposals following a feasibility study for a project to re-route it in order to better connect it into local facilities and points of interest – this includes changes to the end point. At this point though there is no funding in place for this project- so it’s likely this project won’t go ahead. We will keep the parish council informed should this be likely in the future. However we would appreciate early consultation if the carpark starts to be planned in earnest.</p>	Noted.
<b>Future Homes Group</b>	



Excerpts from Bromsgrove Local Plan and Supporting Evidence Base documents were provided for information.	Noted with thanks.
<b>National Grid Electricity</b>	
Standard response with no specific comment.	Noted.
<b>Churchill and Blakedown Parish Council</b>	
General message of support for the plan	Noted.
<b>Hagley Parish Council</b>	
No Comment	Noted.
<b>The Coal Authority</b>	
No Comment	Noted.
<b>Resident Response by Email to WPC 12-12-24</b>	
<p>I'm impressed with the work done , the way you want to protect what we've got here in terms of buildings, green spaces etc and that new developments must blend in and not be eyesores. What I would like to comment on though is transport.</p> <p>Buses in particular- we, like a lot of pensioners live in a bungalow in Hollywood. We still drive but a lot of my neighbours can't and I would love to leave my car at home if I'm going somewhere busy. BUT- there are no buses. Where do we want to go- we'll a lot of people just want to get to Maypole to catch the 50 into city centre- some a trip to the Alex- wonderful to link to a train station or even just to the Drs. or library. Now with your move to Silver street if we are to be able to access the community facilities that will hopefully be starting we have got to get there! I've seen the article about Wythall on demand bus which was in Adam Kent's newsletter this week and even downloaded the app. However you can't get to Maypole it's outside boundary. It seems you have to wait at the pick up point for some time as there is not an exact time(in the winter not good for oldies) I couldn't see how I can book a return so might end up stranded in a place too far to walk back from. I can understand it's much more economical to fill the bus so if it goes round collecting various people from different pick-up points would I actually get to the hospital in time for my appointment?</p> <p>I wonder if it would be possible to have some small hopper type buses which had a regular circular route within the district. Must start at Maypole so we can access the Birmingham buses then maybe along alcester road to the small</p>	<p>WPC has responded separately to the resident with regard to comments about the operational aspects of the current demand responsive transport service.</p> <p>With regard to the wider point about the need for services to connect to the Maypole and for a service which is responsive to allow for residents to access essential community facilities and the station within the parish, these are addressed in Policies WYTHALL 9 and WYTHALL 10.</p>

<p>Tesco turn down left so a stop for golf club, then right along Douglas road to the local shops and chemist then up May lane a little but turning left to get to the Hollywood Medical practice then maybe up to the secondary school/library/gym complex. Then back up to Alcester road and on to access your new centre in Silver street and Wythall park where the walking group starts from on a Wednesday. Perhaps turning round in the park to start the return circle. Then a second route would start at the park so the two service had a place they joined for people to change if they needed to- this second route would need to go via train station cover more of the Wythall rather than Hollywood side- perhaps go to Becketts farm and then return back to park I'm not so sure of that area so can't suggest a route. Sorry I've taken up far too much of your time but the lack of transport does leave many pensioners and disabled people a bit cut off in Hollywood.</p>	
<p><b>Resident Response to WPC 22-10-24</b></p>	
<p>I have been unable to access the survey for the neighbourhood plan, so am unable to see what questions you may have posed on the survey.</p> <p>Specific comments I would like to submit relate to sections</p> <p>26 Phoenix have stated their intent to relocate to Birmingham City Centre.</p> <p>169 postbox omission - Haslucks Green Road / Rosebriars</p>	<p>The NPWG identified a selection of proposed non-designated heritage assets based on criteria and judged that the postbox referred to does not merit inclusion on the list.</p>
<p><b>Resident Response via WPC website enquiry</b></p>	
<p>Hello. why is Shawhurst Lane not identified as a priority cycling route? It should be! Reason is, it serves two schools and spurs off to two parades of local shops and doctors surgery. This road is the destination of most short journeys. Cycle routes to nowhere will not be used by people and this is a great example of useful route!</p>	<p>Amend NDP to include assessment of route in table as one which is used by people for access to essential services and facilities on a daily basis</p>
<p><b>Dudley MBC</b></p>	
<p>A holding response was received pending further comments – which were not received.</p>	<p>Noted.</p>
<p><b>Savills on Behalf of Bellway Strategic Land</b></p>	
<p>Para 3 – object to use of term rural to describe the parish. Contends that strategic development</p>	<p>The section and para are about the historical character/context of the parish and not about its current suitability for development. The para has</p>

<p>within the parish will present a ‘spatial evolution’ and an ‘urban consolidation’.</p>	<p>been amended to more clearly reflect this and to make the point that there are parts of the parish which retain this character.</p> <p>Amend the NDP by replacing para 3 as follows: ‘Wythall has a rural in heritage with a pastoral farming landscape which is still evident in the western parts of the parish away from the main settlements of Wythall, Hollywood and Majors Green. There is some industrial heritage too, with flax production and tanning as significant industries in the parish up until the 19th century.’</p>
<p>Para 18 – object to the word ‘recent’ when applied to the Green Belt Purposes Review undertaken by BDC in 2019.</p>	<p>Amend to remove the words ‘The recent’ and insert ‘Bromsgrove District Council’s 2019’ – it was recent when originally drafted but is not now.</p>
<p>Para 18 – object to wording because it does not take account of developer studies on green belt in the area and believes that reference to uncertainty over the future of green belt boundaries in the area indicates a negative stance by Wythall.</p>	<p>The NPWG has not commented on the veracity of Bromsgrove District Council’s Green Belt Purposes Review, but reported what it said. The NPWG has not previously seen the developers’ technical studies. We assume these will be reviewed by Bromsgrove District Council in moving forward with its local plan proposals in due course.</p> <p>Any community views about the future Green Belt boundary in the area would form part of a response from Wythall Parish Council to a local plan consultation on proposals as they are published.</p> <p>Policies relating to strategic amendments to Green Belt boundaries to accommodate promoted development sites fall outside the scope of the Neighbourhood Plan. In the end, the position on the future of the boundaries remains uncertain.</p> <p>Amend last sentence as follows: <del>That said, it has become clear that significant developer interest in promoting release of Green Belt in Wythall has combined with an acknowledged shortfall in housing land allocations in Bromsgrove District, which has contributed to Wythall Parish facing an uncertain future.</del> As of January 2025, Bromsgrove District Council has not published further technical work or policy proposals regarding the future status of Green Belt in</p>

	Wythall. This is a strategic policy consideration beyond the scope of the Neighbourhood Plan.
Para 47 – the plan does not refer to the latest NPPF published on 12 December 2024	The plan has been amended to reflect the updated NPPF.
The response explains how development on land south of Houndsfield Lane will assist with meeting sustainable development objectives.	These points are noted.
Para 59-61 refers to deficiencies on consultation on the development of the Neighbourhood Plan with a criticism that older age groups are over-represented and younger age groups are under-represented in survey responses to a survey undertaken in 2021.	<p>The points are noted. Neighbourhood Plan has been amended to remove the detail of consultation from the main body of the NDP ready for submission at Regulation 15 (as consultation details are not normally included in Made NDPs but are useful to show at Regulation 14).</p> <p>Full details of all consultation activities undertaken in support of the development of the NDP are set out in Part One of the Consultation Report. This shows that a range of activities were undertaken throughout the development of the NDP, latterly involving a number of working groups to develop NDP policies.</p>
<p>The response complains that people did not identify the M42 or A435, or access to services, as key benefits of living in the parish, partly because (the response contends) the people responding were older – if younger people had responded they would have identified such things.</p> <p>The response also complains that the community survey (2021) asked people to rate the things they value most and least about living in the parish in a way which they feel led the responses. A specific item of concern relates to the grouping of ‘rural areas/green belt/access to the countryside’ as one term. Their concern is that people are bound to value it highly when taken as a whole (whereas if they were separated, it is speculated that they might indicate that they do not value the Green Belt so much when the benefits of development are considered.</p>	The community survey referred to is set out in the Consultation Report supporting the Neighbourhood Plan. Separate questions in the survey ask respondents to rate, across environmental, social and economic matters, what they value and what they want to see improved. A further question asks people to rate the importance of different types of housing provision. Opportunities were provided in the survey for other matters to be raised by respondents.
Figure 4 – the response contends that SWOT issues are affected by the structure of survey, drawing on earlier criticisms of the community survey.	The response confuses the source of the SWOT. They were not drawn from the survey but from a consultation event held in February 2022. Para 70 of the NDP makes clear that the matters identified as strengths, weaknesses, opportunities and threats were raised in person

<p>The response indicates the developer's view that its development can contribute towards addressing perceived weaknesses.</p>	<p>by residents directly when asked to do so at a consultation meeting. The summary accurately reports the matters raised by residents.</p> <p>The view of the developer about the potential of their site to create benefits for the area is noted.</p>
<p>The response supports the Vision and Objectives</p>	<p>Noted.</p>
<p>Policy Wythall 1 – The response supports the policy and makes reference to the potential for strategic development on land south of Houndsfield Lane to provide 50 car parking spaces to serve Wythall Station, and potentially other local investment priorities subject to Bellway's investment priorities.</p>	<p>Noted. Whilst it is not appropriate to be more specific in the NDP, Wythall Parish Council will engage further with Bellway over local investment priorities as the developer's proposals take shape.</p>
<p>Para 101 – there is an objection to the reference to proposals for land release from the Green Belt being unknown, on the basis that NPPF changes in July and December 2024 make this inevitable and should be acknowledged in the NDP.</p>	<p>The statement in para 101 was correct but updated wording is provided to reflect current circumstances more clearly.</p> <p>Replace para 101 to make clear the position 'The development plan for Bromsgrove is out of date with regard to its housing land supply. The updated National Planning Policy Framework and increased Local Housing Requirements applying to Bromsgrove District will increase the likelihood of Green Belt land releases within the district to facilitate development, or development on Green Belt land through speculative development proposals, including in Wythall Parish.'</p>
<p>Policy Wythall 2 – the response requests the inclusion of some flexibility in the policy requirements to reflect the need to consider individual site requirements and suggests some additional wording as follows <i>'the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence'</i></p>	<p>Amendments are made to the NDP to accommodate some flexibility which is likely to be required. Also, there have been national government changes to requirements for First Homes in that they are no longer required to form the first 25% of affordable homes provision in qualifying developments. The broad requirement to achieve around 25% affordable home ownership within affordable housing provision is inserted to maintain an affordable home ownership proportion in the mix.</p> <p>Shared Equity is now more commonly referred to as Shared Ownership and amendments have been made to reflect this.</p> <p>Amend the first three paras of the policy to read as follows: 'Affordable Housing provided in Wythall Parish should ensure that as many</p>



	<p>households as possible based in Wythall can afford to access it. Whilst the precise mix of affordable housing will be decided on a site-by-site basis, applications should demonstrate how proposals have considered the following housing affordability factors in Wythall Parish:</p> <p>First Homes are affordable to local people on average incomes, but only with the maximum 50% discount and where viable they should be provided on this basis. Affordable home ownership should form around 25% of affordable housing provision in Wythall Parish.</p> <p>Shared Ownership housing is of marginal affordability in Wythall Parish. Equity stakes should be set at a 10% minimum and overall Shared Ownership should form no more than 5% of affordable housing provision in Wythall.</p>
Policy Wythall 3 – The response seeks clarity that low rise apartments are not sought on every housing site, as this would not be appropriate.	Amend the policy to insert the following ‘This requires housing of all sizes and different sites <u>might meet specific local housing needs or a broad range of local and strategic housing needs with each considered on their merits.</u> ’
Table 4 Design Principles – requests the addition of the term ‘where possible’ to the design principles.	It is considered at odds with the concept of principles that they should only exist where possible. The principles should hold as true, but their implementation through policy is where flexibility can be applied.
Policy Wythall 4 – The response says that the masterplan for the development of the site on Land South of Houndsfield Lane would be able to carefully consider and work with the design principles.	Noted and welcome.
Policy Wythall 5 – The response makes the point that the Future Homes Standard has not yet come fully into effect but is expected to do so in 2025.	Noted. The policy wording has been retained as it has been found to meet basic conditions in other NDPs which have been through Examination.
Policy Wythall 7 – The response notes the potential for Bellway’s proposals to enhance Harmony Wood as a Local Green Space, a recreational route and a valuable place for wildlife. The response says that the developer will engage further with WPC if and when development comes forward.	Noted and welcome.
Policy Wythall 8 – The response objects to a requirement to meet BNG requirements in accordance with LNRS requirements (where they	Amend second sentence to remove reference to the strategy itself and to provide some flexibility, as follows: ‘Where this cannot be achieved, proposals should <u>aim to</u> meet biodiversity net

<p>cannot be met on site), given that the LNRS is not yet published and its priorities are not known.</p>	<p>gain requirements in accordance with local nature recovery <del>strategy</del> priorities <u>more broadly</u> within Wythall Parish.'</p>
<p>Policy WYTHALL 9 – (Response provided in full) 'Bellway's highways consultant (MEC) has reviewed the policy and supporting text and has the following comments. Bellway are generally supportive of the policy.</p> <ul style="list-style-type: none"> <li>• The policy states major developments should contribute towards sustaining and improving public transport in one or more of the following ways. Part a) states: 'a 30 minute bus service to and from the Maypole Shopping Centre'. The 150 and A4 bus services route past the site to the east and west and provide access to the Maypole Shopping Centre. Both services fall short of the suggested frequencies in the NP however we are supportive of bringing forward improvements to these services to improve frequency and connectivity.</li> <li>• Whilst we support improvements, delivering the specific frequencies and timings stated in the NP needs to be considered in the context of what is feasible and sustainable. WCC generally require 20 year bus business plans to be prepared for any S106 funding to ensure the services remain sustainable during the lifetime of the funding and beyond. The delivery of high-quality sustainable services should be key even if this doesn't reach the stated requirements, which we assume are not evidence based as running at bus to 11pm and 8pm at the weekend is unlikely to be viable even with development.</li> <li>• Whilst the Maypole Shopping Centre is noted as a key destination, access to other local amenities should be considered along with Wythall and Whitlocks End Stations with service timings to have closer sequencing to train timings.</li> <li>• Bellway consider that mini bus services would be better delivered by on demand services such as Worcestershire on Demand which is currently being trialled in this area. Having lots of services just 'running around' is unlikely to be sustainable and we would suggest the wording and context of this point needs to be reviewed. Bellway are however supportive of investigating our own on demand.'</li> </ul> <p>provision to help service the local area.</p>	<p>Amend NDP to update text and policy in relation to bus services to reflect comments and take account of service changes in the areas</p>

• As stated above, 5 year funding is likely to superseded by wider WCC requirements and focus should be on sustainability.	
Policy WYTHALL 10 – The policy is supported. The development site promoted on Land South of Houndsfield Lane would make provision for a 50-space car parking to serve Wythall Station. Note this is to the <u>north west</u> of the station in the south east corner of the promotion site.	Noted.
Policy WYTHALL 11 – The policy is supported. Route RC3 goes through the Bellway site and the current development options propose to retain and enhance the existing PROW.	Noted and welcomed.
<b>Nexus Planning on behalf of Lone Star Land Ltd</b>	
Objectives – Lone Star consider NDP objectives to be deliverable within the context of its site promotion and masterplan.	Noted and welcomed.
Policy WYTHALL 1 – The response says that Lone Star proposals would have the potential to contribute to a number of policy requirements including parking provision at Wythall Station, new allotments, potential investment in primary health/dentist infrastructure and contributions to cycle parking/enhanced provision for local shops on Station Road.	Noted and welcomed.
Policy WYTHALL 2 – The response says that the proposals being put forward by Lone Star would provide a wide range of housing types and potentially with a 50% affordable housing requirement if brought forward as development on grey belt and not through planned Green Belt release. It says it is too early to provide clarity on the precise mix.	Policy has already been amended following earlier comment to ensure there is some flexibility in the application of the policy.
Policy WYTHALL 3 – The response says the proposed masterplan identifies a number of character areas and responds to them and the interface with existing areas and countryside with appropriate proposals.	Noted.
Policy WYTHALL 4 – The response indicates that the design codes provide a ‘comprehensive starting point for the evolution of a high-quality masterplan’. The response also refers to the assessment of density and says that this is useful but says that density in the context of the quality of design should be important consideration also.	Noted. The key purpose in presenting information on density was two-fold – First, to seek to demonstrate that developments can secure reasonable densities and yet retain basic provisions that communities say they want, including off-street parking, side access (for bins), front gardens, rear gardens and public green infrastructure. This is to avoid cars parked on pavements, bins clogging up at the front of houses, and a sterile public realm.

	<p>Second, the purpose was to demonstrate the extent of the likely transition in densities between existing areas and new developments, which must be handled sensitively and avoid the creation of neighbouring development areas which are overbearing.</p> <p>It is acknowledged that high-quality design approaches can deliver higher densities and a good-quality environment.</p>
Policy WYTHALL 7 – The response indicates there are no LGS site proposals within the promotion site. The proposal would provide around 12ha of open space within the proposed linear River Cole Country Park.	Noted and welcomed.
Policy WYTHALL 9 – Lone Star would engage with the bus operating company to explore potential for bus service enhancements, as part of detailed work on its planning application.	Noted and welcomed.
Policy WYTHALL 10 – The response says that Lone Star’s proposals fully integrate LGW1 route into the masterplan, with additional offsite improvements to YC5 and YC4.	Noted and welcomed.
<b>Deloitte on behalf of the Church Commissioners for England</b>	
The response notes (para 2.22 of the response) that the 2021 community consultation undertaken by WPC indicated that sites on land south of Druid’s Heath were regarded favourably by the community. The Church Commissioners say they look forward to engaging the local community in the future in regard to any potential developments for its sites under promotion.	Noted and welcomed.
The response indicates (2.24) that the NDP will need to be updated following any local plan changes to its Green Belt	Noted for future consideration.
Vision and Objectives – the response broadly supports them subject to comments on individual policies designed to achieve them.	Noted and welcomed.
Policy WYTHALL 1 – The response refers to Planning Practice Guidance Paragraph 146 Reference ID: 25-146-20190901 to say that priorities are unclear in the policy.	The PPG reference relates the spending of Community Infrastructure Levy in areas that do not have parish or town councils. Putting aside the reference issue, the core point being made is that the response thinks the policy has not clearly expressed priorities, and perhaps (though unsaid) that local CIL receipts can help to fund some of them).

	<p>Firstly, though this is not confirmed, it is highly likely that strategic development on the scale proposed will be removed from CIL and will be subject to specific S106 requirements. In this eventuality, there would be no CIL receipts accruing to WPC from new development to fund local priorities. This is why the NDP sets out a clear list so that through engagement some of them may be delivered through proposals, subject to viability considerations.</p> <p>Second, the list A-N is presented as a list of investment priorities drawn from the more detailed and longer audit of community facilities supporting the NDP and as such is a prioritised list.</p> <p>Some items are very small (e.g. item B) whilst others would require land and financial investment to deliver (e.g. Item A).</p> <p>The NPWG does not have the resources to set out project costings and viability assessment for the local community infrastructure identified.</p> <p>By setting out local priorities, this has already helped several developers who are promoting sites locally, to engage with WPC to explore the potential to deliver some of the investment priorities referred to.</p> <p>In this way the requirement to 'where appropriate' identify and propose contributions provides a clear and reasonable mechanism to set out local community priorities within a policy that has flexibility for applicants.</p>
<p>Policy WYTHALL 2 – The response says that the NDP does not provide any evidence to justify how the percentages relating to affordable housing maximum discounts and affordable housing tenures (i.e. First Homes, Shared Equity Homes, Social Rent and Affordable Rent).</p> <p>The response requests the removal of the Local Connection Requirement in the policy on the basis the specific terms have not been justified.</p>	<p>Evidence - Chapter 6 of the NDP provides a detailed explanation of the findings of the Wythall Housing Needs Assessment prepared by AECOM as a supporting document to the NDP.</p> <p>Figure 7 of the NDP reproduces key findings from the Housing Needs Assessment in relation to housing affordability thresholds for local households on average incomes and lower quartile incomes, against market housing for sale and for rent and for common affordable housing</p>



	<p>products. Paras 115-120 then discuss the specific issues arising relating to specific affordable housing products.</p> <p>In response to another comment, the policy has already been amended to set out more clearly how the affordability thresholds/affordable housing requirements should be considered in planning applications.</p> <p>The local connection requirement included in the policy presents a common set of local connections requirements used widely in Local Plans and NDPs and is not considered controversial or requiring specific additional justification. The requirement is to prioritise affordable housing for local people <i>in the first instance</i>.</p> <p>A local connection requirement is an allowed provision of First Homes. The request to remove the requirement is not reasonable.</p>
Policy WYTHALL 3 – Support the policy	Noted.
<p>Policy WYTHALL4 – The response requests that the Design Codes are reviewed and prescriptive elements removed if justification cannot be provided. This is for the following reasons.</p> <p>The response says that whilst The Design Guidelines and Design Codes document (October 2023) prepared by AECOM notes on page 51 that ‘... some codes will be more applicable to some character areas more than others’, the NDP does not identify in Table 5 which codes are relevant to which Character Areas. It says that some are very prescriptive and refers to Design Code B7 on building heights.</p> <p>The response indicates a view (2.38) that ‘prescriptive design codes’ would only usually be applied on an individual basis tailored to the specifics of the site and proposals’.</p> <p>The response (2.40) also says that there will be occasions for design and/or functional reasons why some dwellings may be proposed at a height greater than two storeys, for example as a feature building turning a corner, around open space to</p>	<p>The request to review the design codes is not supported, for the following reasons.</p> <p>Table 4 does set out design principles that apply for each of the Character Areas, to provide a context for design codes. Table 5 then provides design codes that apply across the area as a whole. A careful review of the design codes will show that each one is written to acknowledge when there is potential that they might be applied differently according to the character of each area. They are general codes to be applied sensibly in the specific context of each character area.</p> <p>With regard to Code B7 the terms are more specific and reflect the reality that no development in the parish is more than two storeys.</p> <p>One of the key objectives of the design codes report is to ensure that new development (which is likely to be largescale and on agricultural land adjacent to existing low-rise residential settlement) can create a positive relationship</p>

promote surveillance, or potentially as a residential institution such as a care home for specialist care.	<p>with existing development. There is an objective to ensure that strategic development design does not turn inward, considering only its own requirements and objectives. According the B7, a part of this will include considering building heights of new development in relation to existing development.</p> <p>There are a number of flexibilities built into the policy wording that will ensure if a positive approach is taken by applicants, that the best outcome can be secured for both the developer and the local community.</p>
Policy WYTHALL 5 – the response seeks removal of specific technologies from the policy on the basis that these are evolving and this will prevent the policy becoming out of date.	The policy has already been amended to address a comment above made along similar lines.
Policy WYTHALL 9 – The response broadly supports the policy subject to meeting the tests of providing financial contributions set out in the NPPF.	Noted.
Policy WYTHALL 10 - The response broadly supports the policy subject to meeting the tests of providing financial contributions set out in the NPPF.	Noted.
Summary comment – ‘There are a number of aspects of the plan which we broadly support, however there are some areas which we have identified that need to be addressed (and are resolvable) in order for the Neighbourhood Draft Plan to be found sound in the context of national policy. The Commissioners welcome the opportunity to comment on a future iteration on the Draft Plan and look forward to continuing to engage positively in the plan-making process and would be happy to meet the Parish Council.’	Noted. WPC would be happy to meet with representatives of the Church Commissioners.