

Examiner's clarifying question to Wythall Parish Council

Question 1 – Policy Wythall 2

Policy Wythall 2 says that “First Homes, shared equity homes, social rented and affordable rented homes should be prioritised for people with a local connection (in the first instance).” I accept that neighbourhood plans permit the inclusion of such a restriction in principle, but there would normally be an explanation of why it is justified. This would require reference to specific evidence (of the type expected under a rural exceptions policy).

Is the position here that all the justification needed lies in the 2022 AECOM report? If so, it would be helpful if the Council could point to the most relevant sections of that document.

Please could I have a response to the above by Tuesday 1 September 2026. If there is likely to be a problem in meeting this deadline, please contact Penny O'Shea (mail@pennyoshea.co.uk) as soon as possible.

David Kaiserman
Independent Examiner
21 August 2026

Wythall Parish Council Response

It is our position that the justification is provided by the Housing Needs Assessment dated October 2022 and prepared by AECOM. Specifically, section 1 paragraph 30 which identifies the high proportion of non-dependent children living at home compared to figures for Bromsgrove and England, as recorded in the 2011 census.

In addition, section 4; table 4-4 shows the unaffordability of local market housing (including private renting) for those on average local incomes. Paragraphs 98 and 99 go on to explain this and paragraphs 111-115 discuss the specific need for affordable housing in the Wythall NDP area with a snapshot of the number of people affected shown in figure 4-3.

This means there is a group of local residents who need access to affordable housing of different types, when provided, in the neighbourhood area. Given that some of the suggested provision may be considered more marginal in viability terms, this means that if only a small amount/proportion is provided to meet the identified need, it needs to be offered to those living locally who have this need, first.

Paragraph 130 provides a summary of the position.

28 August 2026