

## About this Consultation

The Neighbourhood Plan for Wythall Parish ('Wythall Neighbourhood Plan') was re-submitted by Wythall Parish Council to Bromsgrove District Council on the 9<sup>th</sup> January 2026. The District Council is satisfied the Neighbourhood Plan is in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and is therefore publicising the plan proposal and inviting representations as part of its obligation under Regulation 16 of the above regulations.

The Wythall Neighbourhood Plan has been prepared by Wythall Parish Council (the 'qualifying body') for Wythall Parish. It sets out a vision, objectives, and planning policies covering a range of topics up to 2040. If 'made' the neighbourhood plan will become part of the statutory development plan, and planning applications within Wythall Parish will be determined in accordance with it. Following the conclusion of the representation period, the neighbourhood plan will be examined by an independent examiner. Subject to consideration of the examiner's report, the neighbourhood plan will then proceed to a referendum, in which eligible voters will decide whether they want Bromsgrove District Council to use the neighbourhood plan to help it decide planning applications in Wythall Parish.

Please note, the Wythall Neighbourhood Plan is separate from the work on the emerging Bromsgrove District Local Plan (including the recent Draft Development Strategy consultation). The Neighbourhood Plan does not contain any potential site allocations. Comments submitted to this consultation should relate only to the Wythall Neighbourhood Plan.

It is preferred that you make your representation on this representation form with the completed form returned by email or post (details below). Alternatively, responses will be accepted in writing by email or post. It is important to specify which part of the Neighbourhood Plan (by page and/or paragraph and/or policy number) you are commenting on.

The representation period is open for 6 weeks from:

**Wednesday 11<sup>th</sup> February to 5pm Thursday 26<sup>th</sup> March 2026**


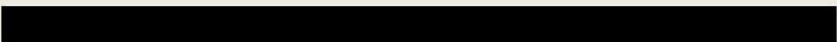

## Where to view the Documents

During the dates of the representation period, the Wythall Neighbourhood Plan as well as the Consultation Statement, Basic Conditions Statement and supporting evidence can be viewed online at <https://www.bromsgrove.gov.uk/council/policy/planning-policies-and-other-information/neighbourhood-plans/wythall-neighbourhood-plan/>.

The Neighbourhood Plan, Consultation Statement and Basic Conditions Statement can be viewed in a hard copy format (during opening hours) at Wythall Library, Woodrush Community Hub, Shawhurst Lane, Hollywood, Birmingham, B47 5JW.

## How to Respond

You can make representations in writing by responding using the following methods:

 <b>Email</b>	
 <b>Post</b>	Strategic Planning – Bromsgrove District Council Parkside Market Street Bromsgrove Worcestershire B61 8DA

## Privacy Statement

### Who is collecting this information?

This information is being collected by Bromsgrove District Council.

### Why we collect and use this information?

We are collecting this information for the purpose of carrying out a statutory representation period on a plan which may become part of the Council's statutory development plan. Information from the forms will be stored on a computer database used solely in connection with the Wythall Neighbourhood Plan.

### What is the legal basis for collecting and processing the information?

Article 6 1(e) as the processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller.

GDPR Article 6(1)(c) - processing is necessary for compliance with legal obligation to which the LA is subject.

The Councils are legally obligated under the Community Empowerment Act 2015 to engage with our residents and communities.

The Councils have a public duty under the Community Empowerment Act 2015 to engage with our residents and communities.

Any representation may also include a request to the District Council to be notified of the local authority's decision on whether the neighbourhood plan is to be 'made' in

accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended). *(Please make this request using the question/answer box on page 4 of this representation form)*. The legal basis for this is:

GDPR Article 6(1)(a) - the data subject has given consent to the processing of his or her personal data for one or more specific purposes.

If you wish to withdraw consent, please contact the Strategic Planning Team at



You are entitled to withdraw your representation up until the point that the consultation closes. Should you do so, your representation and associated data will be permanently deleted as soon as reasonably possible, and your representation will not be considered.

### **What type of information are we collecting from you?**

- Name
- Organisation (if applicable)
- Email address
- Postal address
- Telephone number

When you make a comment on the Neighbourhood Plan, we will collect any personal data that you choose to submit. Your comment, your name and organisation (if applicable) will be published on our website in connection with the Neighbourhood Plan consultation. As we may publish the full content of your comment, you are advised not to include any of your personal information or that of others. Representations cannot be treated as confidential.

By submitting a representation (comment), you confirm that you agree to how we process your data and accept responsibility for your comments.

### **How long will we keep the information for?**

We will keep your personal data until the plan has been 'made' or until such time as you request to be taken off the database prior to this. It will be used only for the purpose stated and will not be shared or sold.

### **Who will we share your information with?**

All representations received by the District Council will be made publicly available and will be sent to the person appointed to undertake an independent examination into the Wythall Neighbourhood Plan, specifically whether the plan is deemed to meet the 'basic conditions' set out in Schedule 4B para.8(2) of the Town and Country Planning Act 1990. Information will not be used in any profiling/automated decision making.

Further information regarding your rights can be found in the main privacy notice here [Privacy Notice Information and your rights](#).

## Wythall Neighbourhood Plan – Regulation 16 Response Form

### Your contact details:

<b>Name</b>	Connor Shingler
<b>Organisation</b> (if applicable)	Nexus Planning
<b>Representing</b> (e.g. self or client)	Lone Star Land
<b>Email Address</b>	[REDACTED]
<b>Postal Address</b>	[REDACTED]
<b>Telephone Number</b>	[REDACTED]

**Would you like to be notified of the local authority's decision on whether this neighbourhood plan is made, under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended)?**  
(If Yes, please ensure your contact details are provided above)

Yes

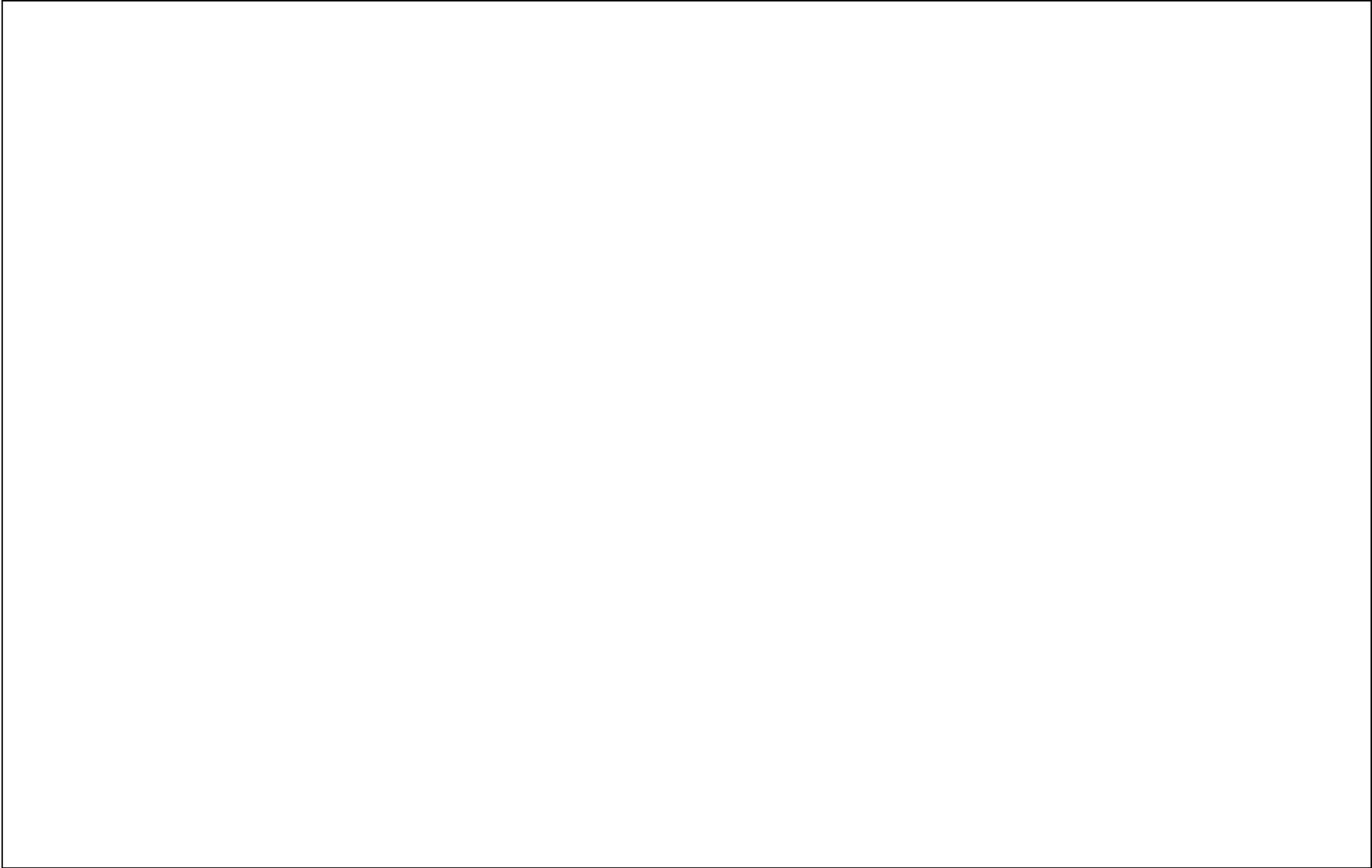
No

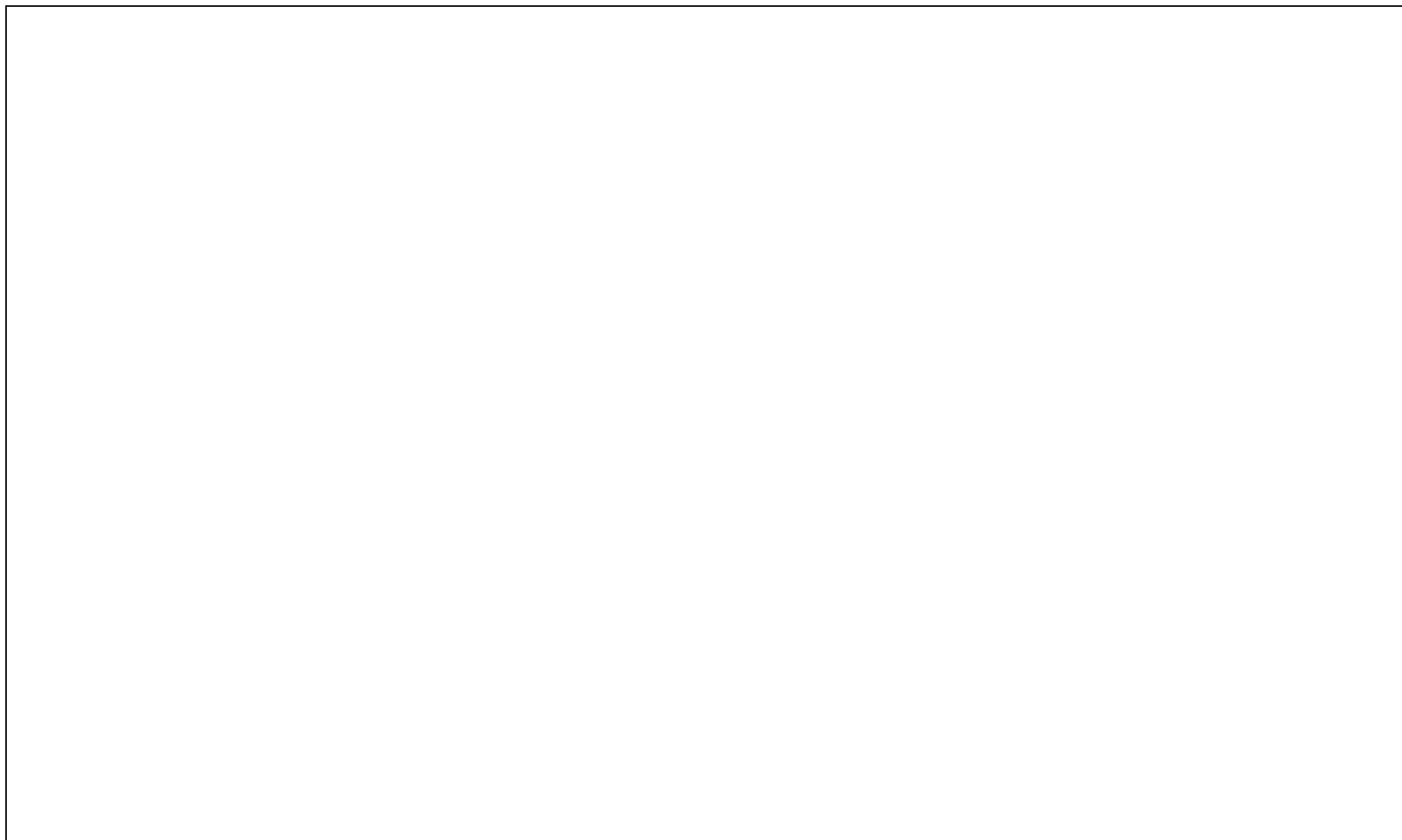
**Please use the box below to make any comments you have on the Wythall Neighbourhood Plan, including appendices and other supporting documents which accompany the plan. It is important to specify which part of the Neighbourhood Plan (by page and/or paragraph and/or policy number) you are commenting on.**

**If required, please click and type within the boxes on the following pages to continue with your response.**

Please see enclosed letter and plan







**Please return the completed form by email or post (details on page 2)**

Strategic Planning  
Bromsgrove District Council  
Parkside  
Market Street  
Bromsgrove  
Worcestershire  
B61 8DA

[REDACTED]  
[REDACTED]  
[REDACTED]  
[nexusplanning.co.uk](http://nexusplanning.co.uk)

26 March 2026

Dear Sir/Madam,

### **Representations to the Submission Version Wythall Neighbourhood Plan (Regulation 16) (March 2026)**

These representations to the Wythall Draft Neighbourhood Plan – Regulation 16 (“draft Plan”) have been prepared by Nexus Planning, on behalf of Lone Star Land (“Lone Star”), who control land within Wythall.

Lone Star is actively promoting this land through the Bromsgrove Local Plan Review and intends to submit outline planning applications for residential-led development.

These representations have been prepared in the context of the particular land interests of Lone Star but are provided in support of the preparation of a soundly based and sustainable policy framework for the Neighbourhood Plan area in the context of the emerging development plan spatial strategy.

A wider context plan, which was submitted to the Bromsgrove Local Plan Review’s latest consultation, is appended to these representations. The wider context plan sets out a development strategy that if implemented would have the ability to deliver significant local benefits to the Parish; many fully aligned with the emerging themes in the Regulation 16 Consultation. In summary the proposals would deliver:

- A 15-minute neighbourhood integrating with the existing village;
- A station mobility hub including parking, EV charging, and community space;
- Extensive green infrastructure including a linear country park;
- Improved access to the 8 Hills Regional Park;
- A wide mix of housing types and tenures;
- Biodiversity net gain of at least 10%.

### **The Emerging Neighbourhood Plan Within Local and National Planning Context**

The Parish Council and associated working groups are to be commended for preparing a comprehensive and well-considered document. The emerging Neighbourhood Plan provides an evidence-based framework for development, acknowledging that there remains a degree of uncertainty at the strategic policy level. It is encouraging that both the local community and the Plan recognise Wythall’s role as a second-tier settlement within the hierarchy and accept that the area will need to accommodate a proportion of the District’s housing growth.





### Wythall 3 – Housing Types and Sizes

A development of the scale proposed by Lone Star would deliver a wide range of house types and sizes. It is anticipated that development in the proximity to Wythall Station provides the best opportunity for smaller higher density housing units, including apartment buildings. However, the masterplan shows a number of character areas that respond to both the development interface with existing build up areas and the more landscape sensitive rural fringe / interface with open countryside. Senior living development could similarly be easily accessible to existing and proposed facilities / Wythall Station, acknowledging the importance of access to public transport for certain demographics.

### Wythall 4 – Design

The design code set out in Table 5 provides a useful starting point for the preparation of a high-quality masterplan. Benchmarking against existing densities offers helpful context; however, it should be recognised that the aspiration to deliver a greater proportion of two-bedroom market housing and apartment development will inevitably result in higher net densities than those typically found within the existing housing stock, which is predominantly family housing.

Accordingly, Lone Star considers that density expectations should be applied flexibly and reflect modern development patterns, as well as wider sustainability objectives, particularly in accessible locations.

### Wythall 5 – Environmental Performance of Buildings

The Future Homes Standard (FHS) is expected to be implemented in 2026. This standard will require all new homes to be ‘zero carbon ready’, with a focus on improving the efficiency of heating and hot water systems and reducing heat loss.

The overarching objective of the FHS is to achieve a 75–80% reduction in carbon emissions from the residential sector compared to current standards. These requirements will be secured through amendments to Part L and Part O of the Building Regulations and will apply on a mandatory basis.

Accordingly, all new dwellings delivered on land within Lone Star’s control will be constructed in accordance with the Future Homes Standard.

### Wythall 6 – Wythall Parish Local Heritage Assets

Lone Star have no comment on the list. As part of the planning process the NPPF requires all planning applications to consider the impact on both designated and non-designated heritage assets.

### Wythall 7 – Local Green Space Sites

The proposals promoted by Lone Star do not impact any of the identified Local Green Space designations.

It should also be noted that the masterplan incorporates the provision of significant areas of new open space, both within the development parcels and as part of the proposed linear River Cole Country Park. These additional green infrastructure assets will complement and enhance the existing network of Local Green Spaces, providing increased opportunities for recreation, accessibility, and biodiversity.

### Wythall 8 – Biodiversity Gains from new development in Wythall Parish

Lone Star’s proposals will deliver the mandatory minimum 10% Biodiversity Net Gain.

In addition, the masterplan has been developed to ensure strong integration with the surrounding area, including connections to the existing network of off-site footpaths and routes. The proposals therefore provide opportunities to enhance these networks, improving connectivity and accessibility for both existing and future residents.

London                      Birmingham                      Bristol                      Manchester                      Reading

Registered office: 





**Connor Shingler**

Principal Planner

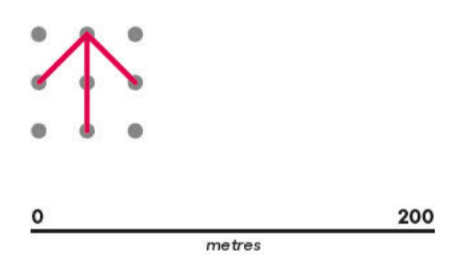
cc. Roger Tustain, Nexus Planning

Ben Williams, Lone Star Land

enc. Wider Context Plan



- EGEND**
- Site boundary
  - Land use**
  - Proposed residential development
  - Public open space
  - ✕ Proposed playground
  - Access & Movement**
  - Primary vehicle route
  - Lower order residential street
  - ➔ All mode access point
  - ➔ Pedestrian / cycle / emergency vehicle access
  - ➔ Pedestrian access point
  - Existing public footpath
  - Proposed footpath
  - Landscape & Ecology**
  - Existing trees and hedgerow
  - Proposed trees
  - Existing water body / course
  - Surface water attenuation basin
  - Local facilities**
  - Ⓜ Railway station
  - Ⓛ Bus stop
  - Ⓢ School
  - Ⓜ Healthcare
  - Ⓢ Retail
  - Ⓜ Pharmacy
  - ✕ Takeaway
  - Heritage**
  - ✕ Listed building
  - ✕ Manor Farmhouse



Revisions  
 A: landscape boundaries, emergency access  
 B: Adjacent proposals  
 C: Adjacent proposals, flood risk  
 D: Updated masterplan

Site: **Wythall**  
 Client: **Lone Star Land**  
 Title: **Strategic masterplan**

Drawing Ref: **LON0982**  
 Status: **Draft**  
 Revision: **D**  
 Scale: **1:3750 @ A2**  
 Drawn by: **KK**  
 Date of issue: **25.03.2026**

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