



Wythall Neighbourhood Plan Regulation 16 Representations

Land at Packhorse Lane, Hollywood

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Appendix A - Site Location Plan

Appendix B - Illustrative Masterplan



1 Introduction

1.1 Introduction

- 1.1.1 Stantec is instructed on behalf of our Client, IM Land, to prepare and submit representations to the Wythall Neighbourhood Plan (Regulation 16) Consultation. These representations have specific regard to the draft policies and associated evidence base relating to the draft Wythall Neighbourhood Plan ('DWNP').
- 1.1.2 IM Land is working with the landowners to promote and bring forward a residential led development at Land at Packhorse Lane, Hollywood (the 'Site'), as shown at **Appendix A**. Stantec, on behalf of IM Land, have previously prepared representations to the Bromsgrove District Local Plan; Draft Development Strategy Regulation 18 Consultation.
- 1.1.3 The Site has the potential to deliver a well-integrated residential development supported by essential infrastructure and green space enhancements. The development would make a positive contribution towards housing delivery in a sustainable location within Wythall Parish.

1.2 Basic Conditions

- 1.2.1 The draft Neighbourhood Plan for Wythall Parish will need to demonstrate it has met the 'Basic Conditions' as set out in Paragraph 8(2) of Schedule 4B of the *Town and Country Planning Act 1990* (alongside procedural compliance matters). In order to meet the Basic Conditions, the Neighbourhood Plan must:
- a) have regard to national policies and advice contained in guidance issued by the Secretary of State (i.e. the NPPF and the PPG, particularly Chapter 41 on Neighbourhood Planning);
 - b) have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;
 - c) have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
 - d) contribute to the achievement of sustainable development;
 - e) be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - f) not breach, and is otherwise compatible with, retained EU law obligations; and
 - g) meet prescribed conditions and comply with the prescribed matters (namely the plan not breaching the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017).
- 1.2.2 Our representations identify a number of parts of the DWNP which do not meet the Basic Conditions, as presently drafted. These sections will need to be deleted or amended prior to the plan proceeding to examination.



1.3 The Site

- 1.3.1 For context, the Site comprises agricultural land with an area of approximately 10.9ha split across two parcels of land to the north and south of Packhorse Lane, measuring 1.78ha and 9.12ha respectively. The Site lies in close proximity to local services and facilities, including local employment opportunities. The Site lies within the Green Belt.
- 1.3.2 To the north and south of the site are agricultural fields, with the settlement of Wythall located to the south. There are a number of new dwellings abutting the Site to the south with access off Alcester Road. To the east lies Alcester Road and existing residential development in Hollywood. Kingswood Meeting House and West Midlands Cat Protection Centre are located to the west of the Site, with allotments and residential dwellings beyond particularly along Batemans Lane and Baccabox Lane. Packhorse Lane runs east-west through the overall Site with The Packhorse Public House located adjacent to the Site on the corner of Alcester Road.
- 1.3.3 There are three Public Rights of Way in and around the Site. Wythall 519(B) extends along the western boundary of the northern parcel. Wythall 544(B) extends from Packhorse Lane towards the south through the centre of the Site. Wythall 547(B) extends east to west along the southern boundary of the Site.
- 1.3.4 IM Land submitted an outline planning application to Bromsgrove District Council in February 2026 for up to 110 dwellings across the two parcels along with sustainable urban drainage systems; public open space and landscaping. The application has been assigned a reference number (26/00252/OUT). The Illustrative Masterplan for the proposals can be found at **Appendix B**.



2 Planning Policy Context

2.1 National Planning Policy Framework ('NPPF') 2024

- 2.1.1 The most recent version of the NPPF was published in December 2024, replacing the December 2023 version. A further update was published in February 2025 to correct paragraph numbers.
- 2.1.2 Paragraph 239 of the NPPF 2024 states: "For neighbourhood plans, the policies in this Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025 unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025".
- 2.1.3 The DWNP has been prepared under the December 2024 NPPF.
- 2.1.4 Paragraph 145 of the NPPF states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans and strategic policies. Exceptional circumstances in this context include instances where an authority cannot meet its identified need for homes.

2.2 Green Belt and Grey Belt

- 2.2.1 An important concept that was introduced through the December 2024 NPPF is grey belt. This is a particularly important consideration given the extent of Wythall Parish and the wider area of Bromsgrove, with approximately 89%¹ of the district designated as Green Belt.
- 2.2.2 Annex 2 of the NPPF defines Grey Belt as "land in the Green Belt comprising previously developed land and / or any other land that, in either case, does not strongly contribute to any of purposes a, b or d in paragraph 143".
- 2.2.3 In terms of Plan Making, Paragraph 148 of the NPPF explains that "Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations."
- 2.2.4 In terms of Decision Making, Paragraph 155 informs that the development of homes in the Green Belt should also not be regarded as in appropriate where:
- a) The development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the Plan.
 - b) There is a demonstrable unmet need for the type of development proposed.
 - c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - d) Where applicable, the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156 – 157 below.
- 2.2.5 Paragraph 156 then goes on to list the 'Golden Rules' in the context of housing provision on Green Belt land that is subject to a planning application. The following contributions should therefore be made:

¹ Bromsgrove District Council Green Belt Study Part 2 (June 2022) – Prepared by LUC



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- a. Affordable housing which reflects either Development Plan policies produced in accordance with paragraphs 67 – 68 of the Framework or 50% as set out in paragraph 157;
- b. Necessary improvements to local or national infrastructure; and
- c. The provision of new, or improvements to existing green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

2.2.6 The DWNP as drafted makes no reference to the concept of grey belt, despite the significance of this concept to plan-making in areas with significant land in the Green Belt. This contrasts with PPG2 which expects authorities to identify grey belt land.

² Paragraph: 001 Reference ID: 64-001-20250225



3 Evidence Base: Housing Needs Assessment and Design Code

- 3.1.1 The Wythall Neighbourhood Plan Housing Needs Assessment (HNA) was prepared in October 2022 to support the DWNP, prior to the December 2024 NPPF and based on Census data from 2021 and 2011. It is therefore reasonable to accept that the findings of these assessments / studies would likely yield different results compared to if they were undertaken in 2026.
- 3.1.2 Similarly, the Wythall Design Guidelines & Design Codes was prepared by AECOM in October 2023, which was prior to the publication of the December 2023 NPPF.
- 3.1.3 It is reasonable to conclude that the evidence base may now be outdated and therefore should be applied with caution when formulating policy.



4 Vision and Development Objectives

4.1 Wythall Neighbourhood Plan Vision

4.1.1 The proposed vision for the Neighbourhood Plan is as follows:

“By 2040, Wythall Parish will remain a distinctive local community. New development will be well accommodated based on good design principles. People will use walking, cycling and public transport opportunities more and use their car less. Good local services will meet the needs of the local population. Local people will have a choice of housing to meet their needs. The environment, made up of heritage assets, green infrastructure and habitats for wildlife, will be much improved. Overall, the quality of life for people living in Wythall will be excellent.”

4.1.2 IM Land welcome the Parish Council’s recognition of the need for new development to be accommodated within the Parish, with a focus on good design, sustainable transport and provision of housing to meet local needs.

4.1.3 It should be noted that the proposals at Packhorse Lane include 50% affordable housing provision, a range of housing sizes and tenures, and green infrastructure and wildlife habitats enhancements. Figure 19 on page 66 of the DWNP shows the walking access times to community facilities and indicates that the Site at Packhorse Lane is within a 5-10 minute walk of many of the noted facilities including shops, schools and medical services.

4.2 Wythall Neighbourhood Plan Development Objectives

4.2.1 The Neighbourhood Plan Group has set the following development objectives which will help to deliver the vision:

- OBJECTIVE 1 - To improve travel and transport to reduce traffic congestion and promote alternatives to the use of private cars, including by providing safe walking and cycle routes.
- OBJECTIVE 2 - To promote good quality design in new developments which supports sustainable travel and green and blue infrastructure objectives.
- 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.
- OBJECTIVE 4 - To make sure new housing development delivers housing of a size and type and level of affordability which meets the needs of people living in the area.
- OBJECTIVE 5 – To ensure that the provision of local services, community facilities and assets keeps pace with development to meet the needs of the local community.

4.2.2 IM Land do not have any comments on the list of objectives but would emphasise that the current proposals at Packhorse Lane are consistent with the objectives and would therefore help in achieving the overall vision set out above.



5 Policy WYTHALL 2 (Affordable Housing Tenure)

5.1 Policy WYTHALL 2

5.1.1 Policy WYTHALL 2 seeks to secure the affordable housing tenure mix to meet the needs of the Parish. WYTHALL 2 states:

“Affordable Housing provided in Wythall Parish should ensure that as many 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:

- 1. Social Rent and Affordable Rent should form around 70% of affordable housing provision through new development in Wythall. Social Rented homes should be provided in larger schemes to ensure that provision is made for lower quartile income households.***
- 2. Affordable home ownership should form around 30% of affordable housing provision in Wythall Parish, including a maximum 5% provision of Shared Ownership dwellings.***
 - i. First Homes are affordable to local people on average incomes, but only with a 50% discount and where viable they should be provided on this basis.***
 - ii. Shared Ownership housing is of marginal affordability in Wythall Parish. Equity stakes should be set at a 10% minimum.***

Local Connection Requirement - First Homes, shared equity homes, social rented and affordable rented homes should be prioritised for people with a local connection in the first instance. Criteria for demonstrating a local connection are set out below:

- a) Residency in Wythall Parish for the last 2 years consecutively or 3 years out of the last 5 years from the time the planning application was submitted to the Council.***
- b) Close family continuous residency in Wythall Parish (parents, siblings, non-dependent children) evidenced for at least 5 years from the time the planning application was submitted to the Council.***
- c) Paid employment in Wythall Parish of 16 hours per week average for minimum period of 1 year from the time the planning application was submitted to the Council. (including zero hours contracts).***
- d) Offer of permanent employment to social tenant in Wythall Parish of 16 hours per week average for period no less than 1 year (including zero hours contracts) from the time the planning application was submitted to the Council and where it is unreasonable to travel from current social housing property.”***

5.1.2 Bromsgrove District Plan Policy BDP8 relates to Affordable Housing and at BDP8.3 it states ‘the Council will seek to negotiate the mix of affordable housing tenures on individual schemes taking into account local needs, the housing mix in the local area and the impact on viability. A mix of the following tenures will generally be sought: Social rented; Intermediate housing; and Affordable rent’.

5.1.3 At BDP8.3 it states that that the mix of affordable housing tenures should ‘take into account local needs, the housing mix in the local area and the impact on viability’ and does not contain



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specific tenure splits within the policy itself. This allows the policy to be flexible and adaptable to changes in market conditions and housing needs during the plan period.

- 5.1.4 It goes on at BDP8.4 to say *'The affordable housing element of developments should focus primarily on the delivery of smaller units. However, there may be locations or changes in market conditions that warrant a different breakdown to deliver a scheme that best meets local needs in relation to the relevant settlement. The precise mix to be provided should be developed through discussions with the Strategic Housing Team'*.
- 5.1.5 Importantly, the Bromsgrove District Plan does not seek to prescribe specific tenure splits for affordable housing, BDP8 is clear that the precise mix should be developed on an individual basis through discussions with the Strategic Housing Team.
- 5.1.6 WYTHALL 2 is underpinned by the Wythall Neighbourhood Plan Housing Needs Assessment (HNA) prepared by AECOM in October 2022 to support the DWNP. This report shows the situation at a point in time and is primarily based on Census data from 2021, but also some data from 2011. It is therefore likely that its conclusions could be superseded by the release of updated data which would undermine proposed policy WYTHALL 2 as currently written.
- 5.1.7 WYTHALL 2 is therefore not in accordance with Basic Conditions (a) and (e). The NPPF³ and PPG⁴ are clear that neighbourhood plans should support the delivery of strategic policies contained in local plans, and as worded, WYTHALL 2 is too prescriptive which risks constraining the delivery of affordable housing and not in accordance with the Development Plan policy. As such, WYTHALL 2 should either be deleted, and for the requirement to default to the Development Plan policy, or be amended to avoid including specific tenure splits.

³ Paragraph 13

⁴ Paragraph: 070 Reference ID: 41-070-20190509



6 Policy WYTHALL 3 (Housing Types and Sizes in Wythall)

6.1 Policy WYTHALL 3

6.1.1 Policy WYTHALL 3 seeks to secure housing provision which meets a range of housing needs within the Parish.

6.1.2 Policy WYHALL 3 reads:

“New housing provision in Wythall should meet a range of housing needs which assists in maintaining a balanced community within Wythall Parish. This requires housing of all sizes and different sites might meet specific local housing needs or a broad range of local and strategic housing needs with each considered on their merits. Proposals which would provide 2-bedroom open market properties, including accessible low-rise apartments or houses to meet the specific housing needs of the local population, will be welcome in principle.”

6.1.3 Paragraph 61 of the NPPF states that in delivering homes, the overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.

6.1.4 Paragraph 63 goes on to state that within the context of establishing need, the size, type and tenure of housing needed should be assessed and reflected in planning policies. This is important in the context of Wythall as it will enable a mix of housing types and tenures to be delivered which meets the identified needs of the Parish, and the wider Bromsgrove District.

6.1.5 Policy BDP7 (Housing Mix and Density) of the adopted Local Plan seeks to ensure that proposals for housing take account of identified housing needs in terms of the size and type of dwellings. It specifies a focus on 2 and 3 bedroom properties, although accepts that the wider mix of dwelling types may be required on schemes of 10 dwellings or more.

6.1.6 The wording of WYTHALL 3 is considered to be overly restrictive by identifying a specific size and type of housing which would be acceptable in principle. Whilst it is welcomed that proposals shall be assessed on their own merits, it is considered that the wording of the policy should be prepared more flexibly. Currently, the policy is considered contrary to Basic Condition (e) as it is not in accordance with Policy BDP7 of the Local Plan which does not prioritise a single dwelling type. This is particularly relevant given the limitations of the HNA as outlined in Section 5 above.



7 Policy WYTHALL 4 (Good Design and Development Form in Wythall Parish)

7.1 Policy WYTHALL 4

7.1.1 The Wythall Design Guidelines & Design Codes report was prepared by AECOM in October 2023 to support the development of the neighbourhood plan. The aims of the Design Guidelines and Design Codes report are:

- To positively influence the character and design of potential new development within the Neighbourhood Area.
- To produce detailed analysis of the Neighbourhood Area's built form and landscape context. Site visit and tour of built form with NP working group members.
- To identify how future residential proposals could contribute to local character
- Provide design guidance to support contextual and sustainable development in the future.

7.1.2 The Report has identified a number of area-wide design codes and a series of character area design codes for seven character areas identified within the Parish.

7.1.3 The PPG states that:

“Local design guides are prepared by local planning authorities and neighbourhood planning groups to set out the general design principles and standards that development proposals should follow in the area, building on policies in the development plan. They are an important way of communicating local design expectations and requirements and are one of the visual tools that the National Planning Policy Framework expects authorities or neighbourhood planning groups to prepare and use⁵”.

7.1.4 It also states that:

“Design codes can be commissioned or prepared by either the local planning authority or developer, but are best prepared in partnership to secure agreed design outcomes and maintain viability, particularly across complex sites and phased and multi-developer schemes⁶”.

7.1.5 Policy WYTHALL 4 states:

“Planning applications in Wythall Parish should, where relevant, demonstrate how development will be undertaken in accordance with the Design Principles set out in Table 4 and Design Codes set out in Table 5, and with reference to the supporting Design Guidelines and Design Codes Report (October 2023). It is important to maintain and enhance positive design characteristics within the Parish and applications should demonstrate clearly how they will do this.

Applications for new residential development should have regard to the density of surrounding development in the character area. They should set out specific design measures to avoid overbearing development on neighbouring development and plans which demonstrate a graduated approach to density, appropriate development buffers

⁵ 005 Reference ID: 26-005-20191001

⁶ 008 Reference ID: 26-008-20191001



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from existing development and landscape screening, also having regard to Design Principles set out in Table 4 and Design Codes set out in Table 5.

All proposals for new development should include measures to create and/or enhance habitats in accordance with Design Codes D1 to D7. Measures to meet Biodiversity Net Gain requirements should be provided on site wherever possible.”

- 7.1.6 Table 5 of the DWNP is a series of Design Guidance Codes for New Development in Wythall Parish which includes some highly prescriptive requirements such as restrictions on number of storeys and densities. Table 6 sets out the average densities in the different character areas within the Parish.
- 7.1.7 Policy BDP19 (High Quality Design) of the Local Plan seeks to help the Council deliver high quality people focussed spaces through a requirement for developments to general principles of development including, but not limited to, scale, layout, character and density. In relation to density, it states that development should make the best use of land in accordance with Policy BDP7 (Housing Mix and Density).
- 7.1.8 Policies 129 and 130 of the NPPF focus on achieving appropriate densities and support the notion of making efficient use of land. Paragraph 130 specifically refers to area-based character assessments, design guides and codes, which can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- 7.1.9 Paragraph 131 of the NPPF advises that the creation of high quality, beautiful and sustainable places is fundamental to what the planning and development process should achieve. Good design is considered to form a key aspect of sustainable development. Paragraph 134 goes on to inform that design guides and codes can be prepared at an area wide, neighbourhood or site-specific scale and to carry weight in decision making should be produced either as part of a plan or as a supplementary planning document.
- 7.1.10 The requirements of Policy WYTHALL 4 are onerous and in excess of the requirements of the Development Plan, requiring justification for higher densities. It presents restrictions on some development beyond local policies with little flexibility. It therefore breaches Basic Conditions (a) and (e) and should be amended to ensure it is written in accordance with the Development Plan, to allow for flexibility in the application of its requirements, ensuring development can come forward in line with the NPPF to support the efficient use of land. Additionally, the Design Guidance and Codes Report was prepared in 2023 and therefore based on now superseded National Policy.



8 Policy WYTHALL 5 (Environmental performance of Buildings)

8.1 Policy WYTHALL 5

8.1.1 Policy WYTHALL 5 seeks to support the development of new sustainable buildings through measures to increase energy efficiency and renewable energy technologies. The Policy aims to support the achievement and the futureproofing of homes for the Future Homes Standard. The Future Homes Standard has not yet been enacted through legislation.

8.1.2 The policy reads as follows:

“New Buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance. This includes where possible in relation to listed buildings where positive support will be given to proposals within the existing framework of protection of heritage assets.

New development design in Wythall Parish should be future-proofed to support the achievement of the Future Homes Standard, including lower carbon emissions, improved energy efficiency, better heat management and lower operating costs with new heating and energy generation technologies.

Proposals for development which include measures to reduce carbon emissions from building operations, such as those listed below, will be supported:

- a) ***Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.***
- b) ***Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces. Ensure good insulation.***
- c) ***Provide internal electrical and plumbing to specifications required for use with sustainable heating and energy generation technologies.***
- d) ***Incorporate roof top solar on new buildings.***
- e) ***Community energy schemes to provide heat and power to new developments.***
- f) ***Provide Electric Vehicle Chargepoints to serve the occupants of every new home and to serve the users of all non-domestic buildings in accordance with the Worcestershire County Council Streetscapes Design Guide.***
- g) ***Water-saving measures such as grey-water systems and water butts.”***

8.1.3 Paragraph 164 of the NPPF states that new development should be planned for in ways that help to reduce greenhouse gas emissions and further requires any local requirements for the sustainability of buildings in plans to reflect the Government’s policy for technical standards.

8.1.4 The Future Homes Standard has not yet legally come into force and therefore, it is inappropriate and premature to have a policy which requires development to comply with future building regulation standards. Consequently, Policy WYTHALL 5 as currently worded could potentially constrain otherwise sustainable development thus failing to accord with Basic Condition d) and therefore, the reference to the Future Homes Standard should be removed from the policy.

8.1.5 The Policy could be amended to broaden the requirements whilst retaining alignment to national policy requirements as set out below:



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“Future-proofing of new development in Wythall Parish will be encouraged in order to assist in achieving the aims of the latest sustainability related national policies. Proposals for development which include measures to reduce carbon emissions from building operations, such as those listed below, will be supported:

- ***Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.***
- ***Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces. Ensure good insulation.***
- ***Provide internal electrical and plumbing to specifications required for use with sustainable heating and energy generation technologies.***
- ***Incorporate roof top solar on new buildings.***
- ***Community energy schemes to provide heat and power to new developments.***
- ***Water-saving measures such as grey-water systems and water butts.”***

8.1.6 In addition to the above, including the Future Homes Standard into the policy would result in the unnecessary duplication of building regulations standards into planning policy. If or when the Future Homes Standard is brought into force then it would become a national standard as set out in law which development would need to comply with thus there is no need to duplicate this standard in the policy. Additionally, the requirement of chargepoints is already set out in Part S of Building Regulations and such, would again represent unnecessary duplication within the policy text.



9 Policy WYTHALL 6 (Wythall Parish Local Heritage Assets)

9.1 Policy WYTHALL 6

9.1.1 Policy WYTHALL 6 identifies a number of non-designated heritage assets and seeks to safeguard them against loss or harm, where development benefits would not clearly outweigh identified impacts. The policy reads as follows:

“The following sites, which are described in Appendix A and shown on the Policies Map, are identified as Non-Designated Heritage Assets. Special consideration should be given to the local heritage value of these sites in the formulation of development proposals and in decisions on planning applications.”

9.1.2 Heritage assets on the Local Heritage List will not have the same protection as those on the statutory list, although the Historic Environment policies in the District Plan support the retention of heritage assets on the list.

9.1.3 Bromsgrove have begun to compile local heritage lists, with Alvechurch, Beoley, Belbroughton and Fairfield and Dodford with Grafton parishes having their lists adopted in January 2025. Wythall Parish does not have an adopted list.

9.1.4 The Neighbourhood Plan Group used published good practice guidance from Historic England and information from the Historic Environment Record for the area to identify a schedule of assets that are considered to have local heritage interest. The Plan designates sites as ‘Wythall Parish Local Heritage Assets’.

9.1.5 The list of 20 identified sites includes the Packhorse (Public House) and the Kingswood Meeting House Graveyard, which are of particular note in the context of the proposals at Packhorse Lane. The Packhorse is located adjacent to the north-eastern corner southern parcel. The Kingswood Meeting House Graveyard is located to the north of Packhorse Lane, to the west of the northern parcel and to the north of the southern parcel. It is noted that the official listing of the Grade II Listed Kingswood Meeting House does not make reference to the graveyard.

9.1.6 Whilst the overarching aim of the policy can be considered to be in line with the national and local policies in relation to the protection of heritage assets, Paragraph 41 of the PPG⁷ requires policies to be concise, precise and supported by appropriate evidence. The assessment underpinning the formation of the list of sites is considered inappropriate in that it fails to identify that important features of the sites which require protection and / or particular consideration. In this regard, the policy is considered vague and would require further assessment or re-wording to ensure it complies with Basic Condition ‘a’.

⁷ Paragraph: 041 Reference ID: 41-041-20140306



10 Policy WYTHALL 7 (Local Green Space Sites)

10.1 Policy WYTHALL 7

10.1.1 Policy WYTHALL 7 relates to Local Green Spaces and reads:

“The following sites, described in Appendix B and shown on the policies map, are designated Local Green Space sites, and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation.”

10.1.2 Among the sites listed within Appendix B is Site Reference I – Johnson’s Pool, which is located to the south-eastern corner of our site. The space, covering an area of 2.06ha, includes open water, swamp, marsh and uncultivated land with mature trees offering habitats for wildlife. It is a designated Local Wildlife Site.

10.1.3 The Policy seeks to protect the space from inappropriate development. IM Land are in support of protecting such spaces and wish to highlight that the current proposal at Packhorse Lane provides both the retention and enhancement of biodiversity and nature features across the Site, as can be seen on the Illustrative Masterplan submitted in support of planning application ref: 26/00252/OUT, held at **Appendix B**.



11 Policy WYTHALL 8 (Biodiversity Gains from new developments in Wythall Parish)

11.1 Policy WYTHALL 8

11.1.1 The Policy seeks to ensure that new developments demonstrate a biodiversity net gain of at least 10% in line with national regulations and reads as follows:

“In the first instance, new developments which are required to secure biodiversity net gain of at least 10% should meet this requirement on the application site. Where this cannot be achieved, proposals should aim to meet biodiversity net gain requirements in accordance with local nature recovery priorities more broadly within Wythall Parish. New developments which contribute to local habitat network enhancement, expansion and connection in the north and east of Wythall Parish will be supported.”

11.1.2 The wording of the policy dictates that biodiversity gain, in the first instance, should be provided onsite and where it cannot be, should aim to meet the requirements in accordance with local nature recovery priorities more broadly. However, the inclusion within the requirements of the provision being delivered within Wythall Parish, or even more specifically, in the north and east of the Parish, is considered overly prescriptive and excessive of national Biodiversity Net Gain legislation to the extent that it could constrain sustainable and acceptable development. Consequently, the Policy fails to meet Basic Condition d) to contribute to the achievement of sustainable development.

11.1.3 Furthermore, the implication of the policy wording is that proposals which can deliver a 10% biodiversity net gain, but which are outside of the aforementioned areas, would not be supported. This is contradictory to both local and national policy and as such would conflict with Basic Conditions a) and e). It is therefore suggested that the final sentence be removed from the policy wording.



12 Policy WYTHALL 9 (Support for Bus Services)

12.1 Policy WYTHALL 9

12.1.1 Policy WYTHALL 9 relates to the provision of bus services within the Parish and reads:

“Major development should contribute towards measures to introduce and sustain improved public transport services in one or more of the following ways:

- a) Financial support to retain the existing frequency of service to Solihull and Maypole.***
- b) Financial support to retain the services to Birmingham, Kings Heath and Redditch and to increase the frequency of these services if there is sufficient local demand.***
- c) Financial support to increase the Worcestershire on Demand service particularly in terms of extending the operating zone and the number of vehicles available.”***

12.1.2 The PPG states⁸ that ***“Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:***

- necessary to make the development acceptable in planning terms;***
- directly related to the development; and***
- fairly and reasonably related in scale and kind to the development.”***

12.1.3 Whilst IM Land would be supportive of providing financial contributions towards bus service improvements in principle, the need for these bus service improvements would have to be supported by sound evidence and be relevant to the proposals. Policies BDP6 (Infrastructure Contributions) and BDP16 (Sustainable Transport) seek to improve transportation infrastructure however the proposed policy in WYTHALL 9 adds greater specificity without demonstrating that this provision would be viable.

12.1.4 IM Land therefore recommend that the policy is amended to remove reference to the three outlined options for improvement. This is to ensure the policy complies with the Basic Conditions.

⁸ 002 Reference ID: 23b-002-20190901



13 Conclusion

13.1 Summary and Conclusion

- 13.1.1 These representations demonstrate that, as currently drafted, the DWNP breaches the Basic Conditions.
- 13.1.2 IM Land therefore recommends that a number of policies are amended or deleted prior to submission for examination.
- 13.1.3 IM Land reserve the right to comment further on the Neighbourhood Plan as it progresses and welcomes the opportunity to meet with the Parish Council to discuss the proposals at Packhorse Lane, what the Site can deliver for the community, and the progression of the Neighbourhood Plan more widely.



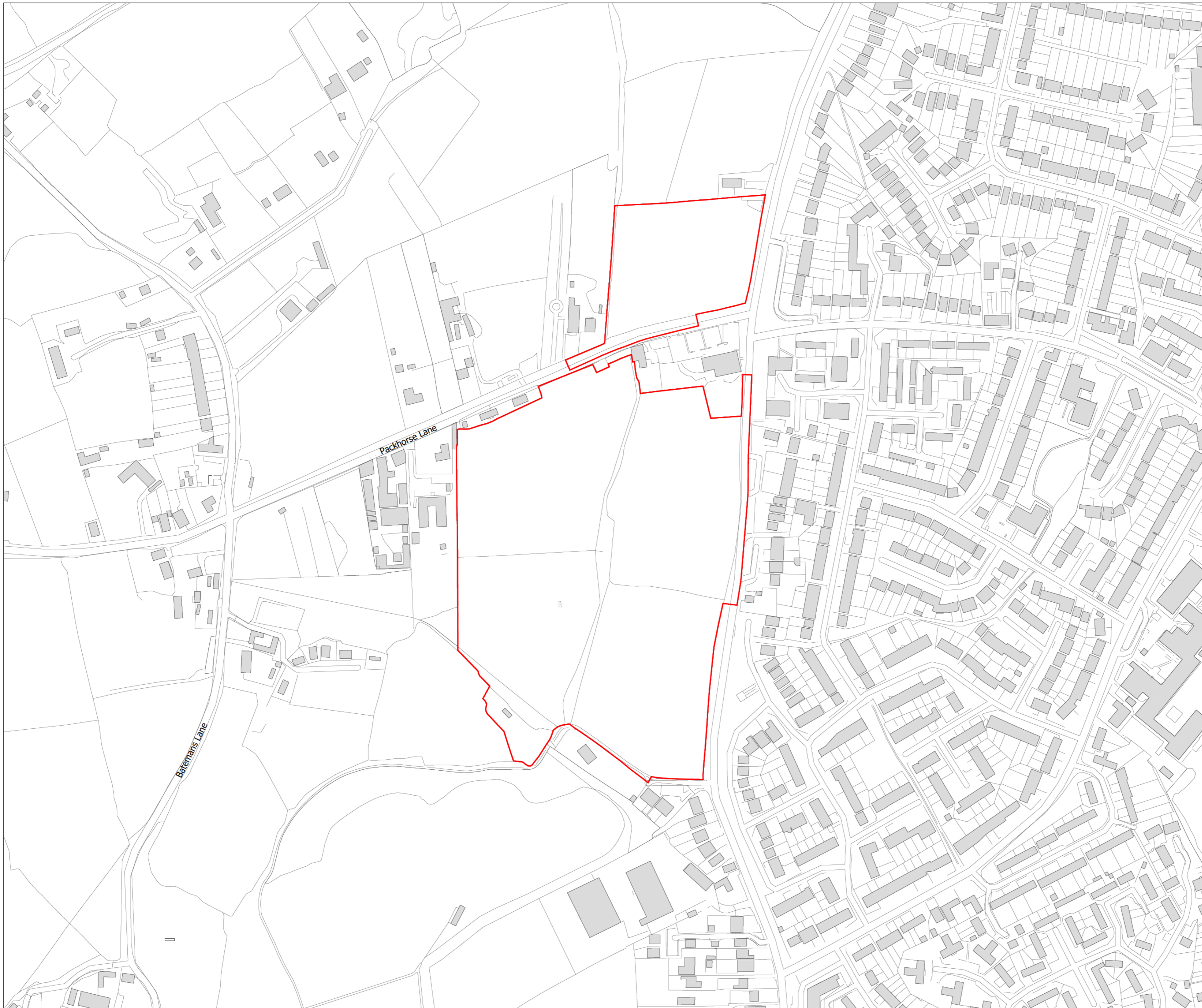
Appendix A Site Location Plan



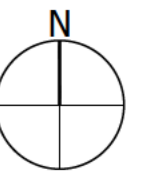
Do not scale from this drawing other than for planning purposes

Revision	Date	Drn	Ckd
D Draft removed	12.12.25	SZ	DW

 Site Boundary



Project
**Packhorse Lane,
 Hollywood**
 Drawing Title
Site Boundary Plan



Date 01.09.25	Scale 1:2,500@A2	Drawn by SZ	Check by DW
Project No 333101969	Drawing No BM-M-11	Revision D	



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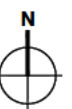
Appendix B Illustrative Masterplan





-  Site Boundary
-  Public Rights of Way
-  Proposed Residential Development
-  Proposed Infrastructure
-  Proposed Public Open Space
-  Retained and Enhanced Planting
-  Proposed Agricultural Access Track
-  Proposed SuDS
-  Existing Ponds
-  Proposed Pumping Station
-  Proposed Play Area

Project
**Land at Packhorse Lane
 Hollywood**
 Drawing Title
Illustrative Masterplan



Date	Scale	Drawn by	Check by
26.11.25	1:2,500@A3	BM	DW
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