

SOUTH WORCESTERSHIRE Development Plan

REVIEW



SWDP Review Publication Consultation (Regulation 19)

Summary Document
November 2022



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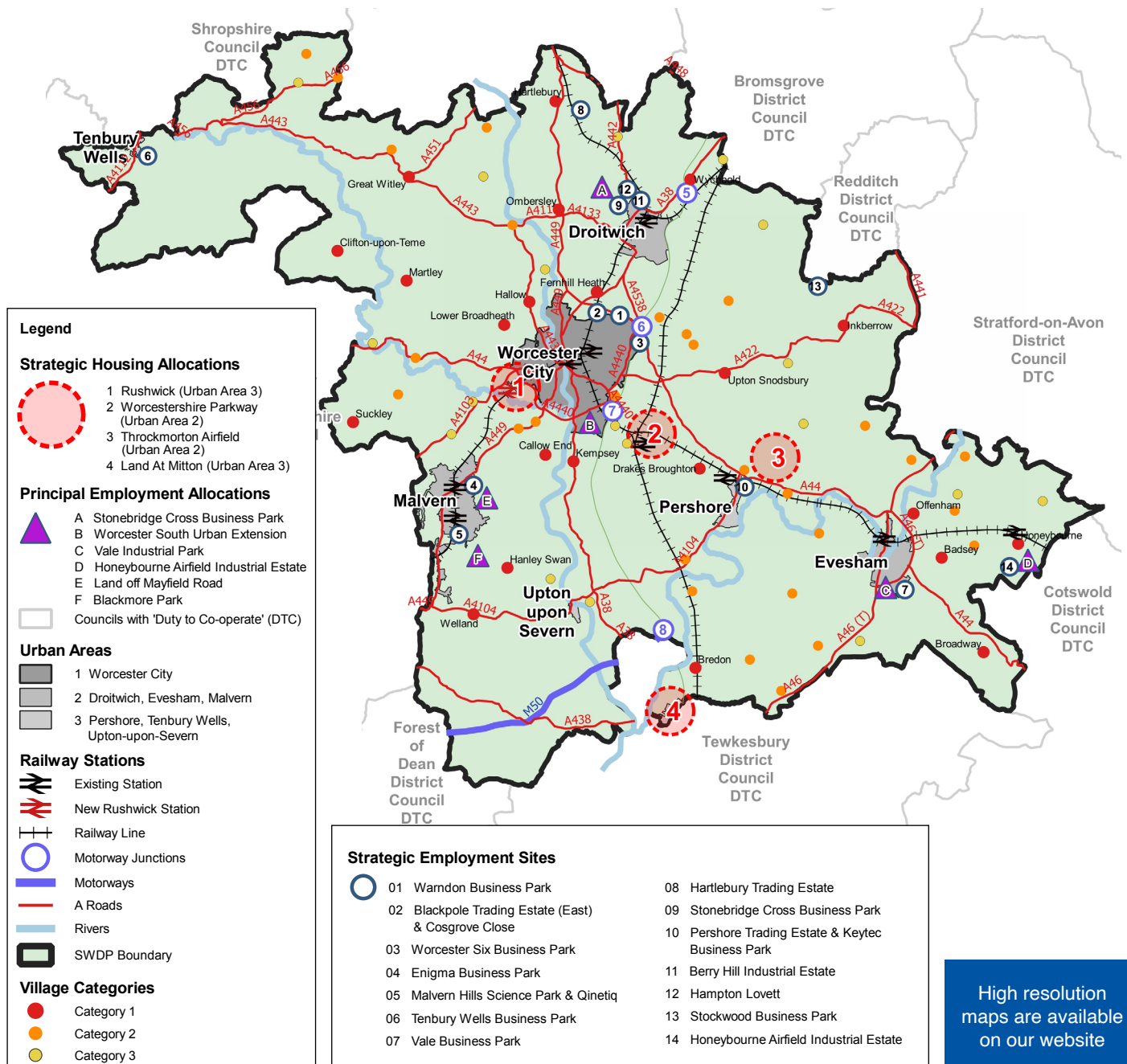
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Local Plan context

The existing South Worcestershire Development Plan (SWDP), also known as the Local Plan, was adopted in February 2016.

This was prepared jointly by the three South Worcestershire Councils (SWC); Malvern Hills, Worcester City and Wychavon. The three councils have continued to work together on the review of the SWDP.

The Plan sets out where new housing and employment land will go across south Worcestershire. It also contains detailed policies that will be used when making decisions on planning applications.



Why review the Local Plan?

We have to review and where required update the Plan every five years. This is a legal requirement under the Town and Country Planning Regulations 2012 and the National Planning Policy Framework.

The Plan review to date:

Work started on the South Worcestershire Development Plan Review (SWDPR) in late 2017.

SWDPR Issues and Options Consultation (Regulation 18)

Held in November 2018 for six weeks. About 4,000 comments were received.

This was the first stage in the process of preparing or reviewing a Local Plan. The document outlined the overall vision and issues for the Plan; setting out a range of options to address the issues that were identified. The views gathered at this stage helped to inform the next stage of the review.



SWDPR Preferred Options Consultation (Regulation 18)

Held in November 2019 for seven weeks. About 7,000 comments were received.

The Preferred Options stage was the second consultation on the review of the Plan. During its preparation, the SWC considered a range of evidence base documents and comments that were made in response to the Issues and Options consultation. The document set out the preferred locations for new growth and policy changes to conform with national planning policy and to respond to the updated evidence base.



SWDPR Further Regulation 18 (III) Sustainability Appraisal Consultation

Held in March 2021 for six weeks. 343 comments received.

The primary focus of this consultation was to provide greater clarification and updates to elements of the Sustainability Appraisal evidence base work that comprised the Regulation 18 consultation.



SWDPR Publication Consultation (Regulation 19)

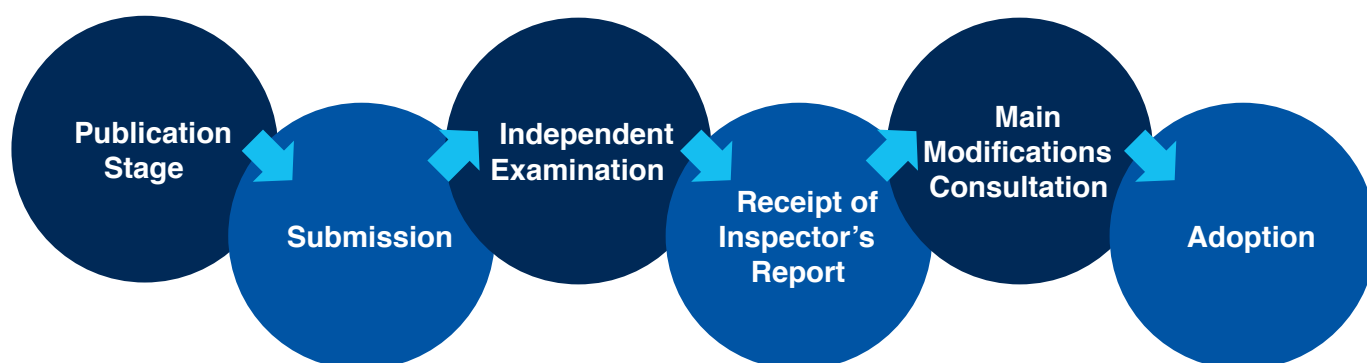
A six week consultation being held from 1 November 2022.

This is the final draft and formal consultation of the review of the SWDP before it is submitted to the Planning Inspectorate for examination.

Please note this is the last opportunity to make comments to the SWDP Review before the Plan is submitted for Examination. Any comments received at this stage of the consultation will be forwarded with the Plan to the Inspector (who will be appointed by the Planning Inspectorate).

What happens after the Regulation 19 Publication Consultation?

The South Worcestershire Development Plan Review can be adopted (and will replace the version adopted in 2016) once it has passed through the following stages:



Submission

The revised Plan, taking account as appropriate of comments made during the Publication consultation, will be submitted to the Planning Inspectorate in 2023. The appointed Planning Inspector will then determine the timetable for the examination in public and publication of the Inspector's report.

Consultation on proposed main modifications

Following examination of the Plan, the Inspector may recommend a series of proposed main modifications to the Local Plan to address changes that arise through the examination process to ensure that the Plan is sound and legally compliant. All proposed main modifications will be subject to public consultation.

Adoption

The South Worcestershire Development Plan Review will then be adopted by the three councils. The revised Plan will then replace the current SWDP that was adopted in 2016.

What will the Plan deliver?

The SWC need to identify land for new homes and businesses to meet the forecast population growth in south Worcestershire. More homes are required as people are living longer, the number of separated households increases and to meet demand from young adults seeking to leave home. As the population ages it also important that south Worcestershire continues to attract working-age adults to support the local economy.

Based on the Government's methodology, the Plan is required to allocate 26,360 new homes across south Worcestershire from 2021 to 2041, as well as sites to deliver 350.5 hectares of employment land. Not all sites allocated in the Plan are new allocations. Some have been carried forward from the previous version of the SWDP and sites with planning permission that are already in the pipeline can be taken account of. As a result, the Plan identifies land to deliver 13,240 additional new homes and 290.7 hectares of employment land. Developers will be required to contribute toward and / or provide the necessary supporting infrastructure.

The Plan also contains proposals that will support and sustain our town centres, community facilities and open spaces.



What are we proposing?



New development is based around new or current railway links (a rail based spatial strategy)



Strategy is informed by SWDPR vision, sustainability appraisal outputs and technical evidence



4 strategic sites



Total new housing allocations in the Plan to meet the required housing need: 13,240 dwellings.

New allocations comprise:

- i. **Homes Proposed at New Strategic Sites: 9,000 (including 500 for Tewkesbury Borough Council's needs)**
- ii. **Homes Proposed within Urban Areas and Urban Extensions (includes Worcester City and the Towns in Wychavon and Malvern Hills): 2,853**
- iii. **Homes Proposed at Category 1 – 3 Settlements (Villages): 1,387**



Employment Land Proposed Allocations: 290.7 hectares (located throughout south Worcestershire)

How have sites been allocated?

In 2018 we asked landowners and other interested parties to put forward sites suitable for possible new housing and employment land. These sites were then assessed through the Strategic Housing and Employment Land Availability Assessment (SHELAA), with the assistance of internal and external consultees. Those sites that were suitable for development were identified. Officers carried out further detailed assessment before proposing sites to be included in the Plan.

In terms of identifying the proposed locations for strategic growth, several options were put forward as part of the Issues and Options consultation. A rail-based strategy emerged as the most favourable option and this also performed well as part of the Sustainability Appraisal. This approach allows for the sustainable growth of new and expanded settlements that are close to key sustainable modes of transport.

The four strategic sites are proposed in the Plan, which are as follows:

**Worcestershire
Parkway new
settlement**

**Throckmorton
new settlement**

**Rushwick
expanded
settlement**

Mitton

The Strategic Sites – what do they mean for me?

These sites will be developed to deliver 9,000 new homes and 75 hectares of employment land by 2041. These sites will also provide a range of facilities to serve new and existing residents including schools, community centres and commercial and retail units.

The boxes below provide an outline of what is proposed at each strategic location:

Worcestershire Parkway



10,000 Homes (5,000 to 2041, 5,000 beyond 2041)



Educational Facilities – 1 Secondary School, 4 Primary Schools, Sixth Form and Special School (up to 2041)



50 hectares of Employment Land to 2041



Renewable Energy Infrastructure



Town Centre with Community Facilities and 4 Local Neighbourhood Centres



Active Travel and Road Infrastructure (including a network of mobility hubs)



40% Green Infrastructure Provision



2 Traveller Sites (up to 2041)

Throckmorton Airfield



5,000 Homes (2,000 to 2041, 3,000 beyond 2041)



Sufficient Education Provision – 1 All-Through School and 4 Primary Schools



60 hectares of Employment Land (20 hectares to 2041, 40 hectares beyond 2041)



Renewable Energy Infrastructure



Local Centre, expanding to a Town Centre beyond 2041



Active Travel, Road and Railway Infrastructure Improvements



40% Green Infrastructure Provision



1 Traveller Site (up to 2041)

Rushwick



1,000 Homes



1 Primary School



**5 hectares of
Employment Land**



**New Railway Station
and Car Park**



**Local Centre
(including retail,
sports facilities, 2
parks, allotments and
community orchard)**



**Active Travel and
Road Infrastructure
Improvements**



**1 Travelling
Showpeople Site**



**40% Green
Infrastructure Provision**

Mitton



**1,000 Homes (500 to
meet Tewkesbury
Borough Council's need)**



1 Primary School



**New Community
Facilities**



**Active Travel and
Road Infrastructure
Improvements**



**40% Green Infrastructure
Provision and Provision
of Biodiversity Corridor
alongside Carrant Brook**



How does the Plan help tackle climate change?

The SWC are committed to tackling climate change locally. The way in which we shape new and existing communities across the three districts can make a significant contribution to tackling climate change, both by reducing carbon emissions and by increasing resilience to its impacts.

Since the previous consultation a new strategic policy for climate change has been introduced into the Plan (Policy SWDPR1). To ensure that development contributes to the mitigation of, and adaptation to, climate change there are several requirements that development proposals must meet. These include but are not limited to:



Designing for active travel

Locating development to minimise the need for travel with design layouts which prioritise movement by foot and bike.



Electric vehicle charging

Providing electric vehicle charging infrastructure.



Provision of Green Infrastructure

Providing and protecting Green Infrastructure to help mitigate the impacts of climate change, as well as providing multifunctional spaces for the community.



Biodiversity net gain

Delivering measurable net gains in biodiversity, i.e. habitats and wildlife.



20% Renewables or Low Carbon Energy

Generating at least 20% of predicted energy requirements through renewable or low carbon energy measures and reducing energy demands from new developments.



Effective use of land

Making the most effective and sustainable use of land.



Sustainable construction

Prioritising the use of sustainable construction techniques and materials.



Minimising and mitigating flood risk

Minimising the risk of flooding from all sources of flood risk and incorporating less resource intensive drainage solutions.



Water management and conservation

Incorporating water use management and conservation features.

What infrastructure has been considered?

As part of the review process the SWC have produced an Infrastructure Delivery Plan (IDP). The IDP sets out how the SWC and developers will provide the infrastructure needed to support new development in south Worcestershire. This includes:

Sports and
recreation
facilities

Health and
wellbeing

Strategic
sites

Community
facilities

Transport

Education

Utilities

Flood risk

Emergency
services

Waste
infrastructure

Telecoms

Green
infrastructure
and open space



Where can I find more information?

You can find out more and read a copy of the Plan at www.swdevelopmentplan.org. Copies are also available to view at the Councils' main offices and at selected local libraries across south Worcestershire.

When can I submit comments?

You can submit your comments anytime within the consultation period which runs from 1 November 2022 to 13 December 2022 (11:59pm).

This is the last stage of public engagement before the Plan is submitted for formal examination by the Planning Inspectorate.

How does the Regulation 19 Publication Consultation work?

The Regulation 19 Publication represents what the SWC consider to be the final version of the Plan. The consultation is not asking for comments to help shape the contents of the Plan, such as where new housing or employment sites should be.

Instead, we are asking for comments on whether or not you consider the Plan to be sound and legally compliant. While we will pass all comments submitted during this consultation on to the Planning Inspectorate, **only comments on the soundness and legal compliance of the Plan**, are likely to be considered by the Inspector.

For the Plan to be considered sound it must meet four tests:

- **Positively prepared** – is the Plan based on a strategy that seeks to meet south Worcestershire's development requirements, achieves sustainable development and has it been informed by the needs of neighbouring authorities?
- **Justified** – does the Plan have an appropriate strategy and is it based on robust and proportionate evidence. Is this strategy appropriate when considered against reasonable alternatives?
- **Effective** – is the Plan deliverable over the plan period (up to 2041), and based on effective joint working on cross-boundary strategic matters?
- **Consistent with national policy** – is the Plan delivering sustainable development in accordance with the National Planning Policy Framework and other government guidance where relevant?

In addition to the four tests, the Plan must also meet the following legal obligations:

- **Legal Compliance** – does the Plan meet the legal requirements made under various planning laws?
- **Duty to Cooperate** – Have the three SWC engaged and worked effectively with neighbouring authorities and statutory bodies? In particular, the SWC have a legal duty to cooperate with neighbouring councils to help meet their strategic housing requirements.

Comments submitted that do not address these criteria will be provided to the Inspector, but may not be taken into consideration.

Our online or paper comment forms will ask you to refer to a specific section of the Plan or supporting documentation and explain why you think it is, or is not, legally sound or complaint.

You are asked to suggest changes you consider are required to make the Plan legally compliant or sound, including any revised wording.

You can attach documents to support your representation if you wish.





How can I comment on the Regulation 19 Publication?

The best way to comment on the Plan is by using our Publication Consultation (Regulation 19) online comment form which can be accessed via our website www.swdevelopmentplan.org

You can also request a copy of the form by emailing contact@swdevelopmentplan.org or by calling 01386 565565.

Paper copies can also be collected from one of the inspection locations across south Worcestershire.

Please send all comment forms back to us by:

Post: Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT or

Email: contact@swdevelopmentplan.org

The deadline for comments is 13 December 2022 at 11:59pm

review the Plan and ensure it is sound and legally compliant. Further details on the examination process will be made available nearer the time.

As part of the examination process, the Inspector will hold public hearings where people can make representations explaining their proposed changes to the Plan.

You have a legal right to be heard by the Inspector at a hearing **only if** you have submitted a comment (representation) on the SWDP Review Regulation 19 Publication Document as part of this consultation.

Our consultation form has a section that you can fill in to register your interest to speak at examination.

If you make a written representation, but do not wish to speak at examination that is fine. All comments will be forwarded to the Inspector.

Keep me informed

If you wish to be kept informed on the progress of the Plan, please visit swdp-consult.objective.co.uk/kse/register and add your details. You will be sent updates as the process continues. Alternatively, please email your details to contact@swdevelopmentplan.org

Speaking at the examination stage

After the Regulation 19 consultation, all responses will be reviewed and submitted to the Planning Inspectorate for examination in Spring 2023. A Planning Inspector will then be appointed to

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