

Dear Sir/Madam

**SWDP Consultations**

- **Community Infrastructure Levy Revised Preliminary Draft Charging Schedule (PDCS)**
- **Draft Developer Contributions Supplementary Planning Document (SPD)**
- **Affordable Housing Supplementary Planning Document (SPD)**

**Plus**

- **Call for Sites for Travellers & Travelling Showpeople**

Three new six-week consultations on planning documents supporting the South Worcestershire Development Plan (SWDP) will open on 16 February 2015. The funding of new infrastructure, from roads and schools to village facilities and guidance on where and how affordable housing is built, will all come under the spotlight.

At the same time, as part of the development of a Travellers and Travelling Showpeople Development Plan Document, there is a Call for Sites.

Residents, developers, town and parish councils, and other interested parties can make their views known at [www.swdevelopmentplan.org](http://www.swdevelopmentplan.org). The consultations and Call for Sites conclude at 9.00am on 30 March 2015.

These consultations and Call for Sites complement work on the SWDP, which is being jointly developed by the councils for Malvern Hills, Worcester City and Wychavon.

Details of the three consultations are:

**Community Infrastructure Levy Revised PDCS**

The south Worcestershire councils are proposing to apply a Community Infrastructure Levy (CIL) on developers who gain planning permission for new housing and other types of large scale development. This will help fund essential strategic infrastructure, such as new or safer transport schemes; flood defences; education, community, health and social care facilities; park improvements; green spaces and leisure centres. Each council is required to produce its own charging schedule and, because of the different land values across the area, the rates across south Worcestershire will vary. Views are now being sought on whether the level of those charges is appropriate.

**T: 01905 722233**

**E: [contact@swdevelopmentplan.org](mailto:contact@swdevelopmentplan.org)**

**[www.swdevelopmentplan.org](http://www.swdevelopmentplan.org)**

South Worcestershire Development Plan,  
Orchard House, Farrier Street, Worcester WR1 3BB

Representations received on the Revised Preliminary Draft Charging Schedule will be considered in preparing the Draft Charging Schedules. Representations will be invited on the Draft Charging Schedules in the summer of 2015 prior to an examination in public by an independent Planning Inspector. If you have any questions please contact Andrew Ford on 01386 565362 ([andrew.ford@wychavon.gov.uk](mailto:andrew.ford@wychavon.gov.uk)) or Corin Beames on 01684 862140 ([corin.beames@malvern hills.gov.uk](mailto:corin.beames@malvern hills.gov.uk)).

### **Draft Developer Contributions SPD**

Planning guidance is being proposed on how and when developers will need to make contributions towards local infrastructure in order to ensure their proposals are acceptable in planning terms, in line with SWDP policies. Opinions are being sought on this guidance, which is set out in a Supplementary Planning Document at [www.swdevelopmentplan.org](http://www.swdevelopmentplan.org). If you have any questions please contact Adrian Becker on 01905 722545 ([abecker@worcester.gov.uk](mailto:abecker@worcester.gov.uk)).

### **Affordable Housing SPD**

The SWDP proposes that most new housing developments should include a proportion of affordable housing, such as rented accommodation managed by housing associations. A Supplementary Planning Document now needs to be compiled to give detailed guidance on this, covering issues such as whether flats or houses should be built, how many bedrooms should be included in affordable dwellings, and the circumstances in which developers will have to make a financial contribution towards affordable housing being built away from their own developments. This consultation asks for comments, particularly from landlords and housing developers, on the detailed advice that needs to be included in this document. If you have any questions please contact Rosie Murray on 01684 862354 ([rosie.murray@malvern hills.gov.uk](mailto:rosie.murray@malvern hills.gov.uk)) or Denise Duggan 01386 565267 ([denise.duggan@wychavon.gov.uk](mailto:denise.duggan@wychavon.gov.uk)).

### **Call for Sites for Travellers & Travelling Showpeople**

Running concurrently with the three consultations described above there is also a call for possible sites that could be used as pitches for Travelers and Travelling Showpeople. The SWDP includes policies for the provision of up to 20 new pitches for Travellers. In order to comply with national planning rules the South Worcestershire Councils are now preparing a Site Allocations Development Plan Document that will identify land to accommodate Travellers and Travelling Showpeople up to 2030. If you have any questions please call the Worcestershire Hub on 01905 765765.

The consultations and call for sites are part of the programme of work in the Local Development Scheme that was approved by the three councils on 30 September 2014.

### **CIL / Developer Contributions SPD Seminars**

In relation to the Community Infrastructure Levy Revised PDCS and the Developer Contributions SPD you may be interested to know that the South Worcestershire Councils are organising a seminar for developers and the town and parish councils throughout south Worcestershire. These will be held on the afternoon (developers) and evening (parish and town councils) of 9 March 2015. Further details and invitations for these events will follow shortly.

## How to Comment

A copy of the documents, including comment forms, can be viewed and downloaded via the following web addresses

- **CIL Revised PDCS** [http://www.swdevelopmentplan.org/?page\\_id=9878](http://www.swdevelopmentplan.org/?page_id=9878)
- **Draft Developer Contributions SPD**  
[http://www.swdevelopmentplan.org/?page\\_id=9739](http://www.swdevelopmentplan.org/?page_id=9739)
- **Affordable Housing SPD** [http://www.swdevelopmentplan.org/?page\\_id=9741](http://www.swdevelopmentplan.org/?page_id=9741)
- **Call for Sites for Travellers and Travelling Showpeople**  
[http://www.swdevelopmentplan.org/?page\\_id=9752](http://www.swdevelopmentplan.org/?page_id=9752)

For background context the deposited SWDP and associated (on-going) examination material can be viewed at [www.swdevelopmentplan.org](http://www.swdevelopmentplan.org)

Alternatively, the consultation documents can be viewed at the following locations: County Hall, Wychavon District Council Offices (Pershore), The Hive, Malvern library, Tenbury Wells library, Upton-upon-Severn library, St. Johns library, Warndon library, Droitwich Spa library, Pershore library, Evesham library and Broadway library.

Comments can be made via the following means by 9.00am on 30 March 2015:

- **Email** [contact@swdevelopmentplan.org](mailto:contact@swdevelopmentplan.org)
- **Post** South Worcestershire Development Plan  
c/o Wychavon Civic Centre  
Queen Elizabeth Drive  
Pershore  
WR10 1PT

**Representations must be received by 9.00am on 30 March 2015. Any representations made after that date and time will be considered "Not Duly Made" and will not be taken into account.**

***Please note that your comments cannot be treated as confidential and will be available as public documents.***

Yours faithfully,

P Bayliss

**Paul Bayliss**  
**SWDP Project Manager**