# Scoping document: Development Brief - Land north of former school site Coniston Crescent (Abberley Hills View) Supplementary Planning Document

# Introduction

The Wyre Forest District’s Development Brief - Land north of former school site Coniston Crescent (Abberley Hills View) Supplementary Planning Document (SPD) provides a vision document for the allocated site SA.S6 in the Wyre Forest Local Plan. It has been prepared in partnership with colleagues in the Strategic Housing and Planning teams.

The SPD will focus on the relevant policies in the Local Plan, the development opportunities and constraints and what the Council would like to see delivered on the site. It is aimed at planning officers, developers, Registered Providers, relevant organisations, and the wider community.

and we are inviting your comments on this scoping document to help us identify the key issues that need to be addressed through the Development Brief.

# Policy Context

## National and Local Policy

The National Planning Policy Framework (NPPF) (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>) sets out how Government Planning Policy should be applied. The NPPF requires each council to have robust and comprehensive policies across a broad range of areas to support the delivery of high-quality sustainable and inclusive development. Section 5 of the NPPF, sets out the Government’s planning policies, including a specific requirement to deliver a sufficient supply of homes. The NPPF is supported by National Planning Practice Guidance (NPPG) which further outlines the importance of housing supply and delivery.

Wyre Forest District adopted their Local Plan in April 2022. The Local Plan is essential in order to successfully plan for development and to enable the Council to make good decisions on planning applications. The proposed SPD will provide detailed guidance the council’s vision for a specific residential site (SA.S6) within the Local Plan.

## What is an SPD?

SPDs build upon and provide more detailed guidance about policies in the Local Plan. Legally, they do not form part of the Local Plan itself and they are not subject to independent examination but they can be accorded significant weight as a material planning consideration in the determination of planning applications, providing a tool in the interpretation and application of policy.

## Sustainability Appraisal and Strategic Environmental Assessment

National planning policy indicates that a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are not required for an SPD unless it is considered that there are likely to be significant environmental effects or exceptional circumstances.

This SPD builds upon policies in the adopted Local Plan for Wyre Forest, all of which have been subject to SA and SEA and detailed scrutiny at the Examination. If you believe an SEA is required, please set out what the exceptional circumstances are requiring one to be undertaken as part of your response.

## How to comment

Copies of this scoping paper are available electronically on the WFDC website - [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

Your comments can be submitted via e-mail to:planning.policy@wyreforestdc.gov.uk.

We are seeking responses on the following questions:

Q1 What topics should the Development Brief SPD cover? Do you agree with the key ones identified in Table One?

Q2 Are there any other issues should be included in the Development Brief?

Q3 It is considered a Strategic Environmental Assessment (SEA) is not required. If you believe one is required please set out what the exceptional circumstances are requiring one to be undertaken?

Please return you responses by 5pm on 6th August 2024.

## Table One: Topics to be covered by the Development Brief SPD

The table below sets out what is proposed for each section and how it will be addressed.

|  |  |
| --- | --- |
| Topic | Details |
| National and Local Policies | Consideration of the relevant NPPF, design guidance and other relevant Local Plan policies. |
| Site opportunities | Considers the opportunities provided by the site including meeting housing need, developing cycle and walking routes, creating opportunities for multi-functional space and enhancing the biodiversity on the site. |
| Site constraints | Considers the site constraints including the existing landscape features, biodiversity, flood risk and proximity to residential properties on the boundaries. |
| Development requirements | This section considers what the Council would want to see delivered on the site including housing mix and type, access and movement onto and across the site for vehicles and sustainable travel forms, green infrastructure, open spaces and design and materials. |

## Table 2 Timetable for production (draft)

|  |  |
| --- | --- |
| Process | Date |
| Scoping Report Consultation | July 2024 |
| Preparation of The SPD and Evidence | August 2024 |
| Cabinet | September 2024 |
| Consultation (4 Weeks Statutory) | September -October 2024 |
| Preparation of Final SPD | November/December 2024 |
| Adoption | January 2025 |