

**WYRE FOREST DISTRICT COUNCIL**

**CABINET MEETING**  
**THURSDAY 26<sup>th</sup> OCTOBER 2006**

**Local Development Framework**  
**Revised Local Development Scheme**

OPEN	
<b>COMMUNITY STRATEGY THEME:</b>	A Better Environment
<b>CORPORATE PLAN THEME:</b>	Managing the Local Environment
<b>KEY PRIORITY:</b>	Forward Planning
<b>CABINET MEMBER:</b>	Councillor Anne Hingley
<b>RESPONSIBLE OFFICER:</b>	Head of Planning, Health and Environment
<b>CONTACT OFFICER:</b>	Ken Harrison (Ext. 2557) Ken.Harrison@wyreforestdc.gov.uk
<b>APPENDICES</b>	Appendix 1 – Revised Local Development Scheme. This is available electronically and a public inspection copy is available on request. (See front cover for details.)

**1. PURPOSE OF THE REPORT**

- 1.1 To seek Cabinet approval to the submission of a Revised Local Development Scheme for the District.

**2. RECOMMENDATION**

The Cabinet is asked to **DECIDE:**

- 2.1 The Local Development Scheme for Wyre Forest District be revised as set out in Appendix 1 to the Cabinet Report and the revised Scheme to be submitted to the Government Office for the West Midlands
- 2.2 The Head of Planning, Health and Environment, in consultation with the Cabinet Member for Planning, Health and Environment, be authorised to make any necessary minor amendments to the submitted Local Development Scheme in order to meet Government Office for the West Midlands recommendations.
- 2.3 Subject to not receiving any notification from the Secretary of State, under Regulation 11 (3b or 3c) of the Town and Country Planning (Local Development) (England) Regulations 2004, the submitted revised Local Development Scheme shall have effect from 30<sup>th</sup> November 2006.

### **3. BACKGROUND**

- 3.1 The Local Development Framework is designed to comprise a portfolio of 'Local Development Documents'. In order to manage the process of preparing these various documents, the District Council is required to formulate a detailed programme and to submit this to the Secretary of State. This is known as a 'Local Development Scheme' (LDS) and shall cover a three year timeframe. The first LDS was formally submitted to the Secretary of State in February 2005 and came into effect on 27th March 2005. It was subsequently revised in August 2005 and April 2006.
- 3.2 Any amendments to the LDS need to be submitted to the Government Office for the West Midlands (GOWM) who can, acting on behalf of the Secretary of State, intervene and direct the Council to consider amendments. GOWM also consult with the Planning Inspectorate (PINS) regarding the implications of the Scheme on the programming of the PINS workload.
- 3.3 Although the new planning system was introduced in September 2004, only now are emerging 'new style' plans being tested through the new public examination procedures. Planning Inspectors have recently reported on the first public examinations held in to plans for the districts of Lichfield and Stafford and in both instances the documents were found to fail fundamental tests of soundness and the Councils have been forced to go back to the drawing board. There are critical lessons to be learnt from these initial attempts, not least in terms of programming, and the DCLG have recently highlighted some of the key issues. Of particular importance is the need to be guided by the review of the Regional Spatial Strategy i.e. to understand the housing, employment and retail requirements in a regional/ sub-regional context.
- 3.4 As recognised in the current Local Development Scheme (April 2006) the key dates in the LDS "assume the timely partial review of the Regional Spatial Strategy... Therefore, the timetable will need to be reviewed to reflect any changing circumstances that come to light...". In April the RSS Phase Two review anticipated public participation on Options in the summer of 2006. However, at their meeting on the 28th July the Regional Planning Partnership agreed to put this back to January 2007. Effectively introducing a six-month delay to the timetable. Therefore, in line with the LDS this report highlights the need for a corresponding review of the timetable for the preparation of the District Council's proposed Development Plan Documents.

### **4. PROPOSED CHANGES TO THE LOCAL DEVELOPMENT SCHEME**

- 4.1 Draft proposals for the revision of the Local Development Scheme are set out in Appendix 1 to this report. The existing LDS can be viewed on the Council's website at [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

- 4.2 The key proposed changes from the current LDS are the reprogramming of the Core Strategy DPD, with consequential amendments to the Site Allocations, Development Control Policies and Kidderminster Central Area Action Plan, DPDs. The opportunity has also been taken to make minor amendments to update the LDS in respect of the Statement of Community Involvement (SCI) which has now been adopted and in relation to key milestones being reached in the preparation of the Planning Obligations SPD.
- 4.3 The Core Strategy DPD must be prepared in general conformity with the Regional Spatial Strategy and it must also set out the housing provision for the District.
- 4.4 The Regional Spatial Strategy (RSS) for the West Midlands was approved in July 2004 but is to be the subject of a series of three revisions. The Phase 2 revisions will cover housing and employment provision together with a number of other topics including Town Centres. For housing, the revisions will need to have regard to the latest ODPM 2003 based household projections which were published in March this year and indicate the need to significantly increase housing provision. Emerging advice in draft PPS3 (Housing) means that the RSS will need to provide a framework for the housing provision in LDFs until 2026.
- 4.5 Given the interdependence of the Local Development Framework and Regional Spatial Strategy it is considered prudent to delay the preparation of the Core Strategy in order to gain a better understanding of the likely direction of the RSS review.
- 4.6 For the above reasons it is recommended that the key milestones for the Core Strategy be amended as follows:

**Fig.1 revised key milestones: Wyre Forest District Local Development Framework: Core Strategy**

Key Milestone	LDS (April 2006)	Proposed LDS (Oct 2006)
i. Commencement of Preparation*	Jul 2006	Unchanged
ii. Participation on Preferred Options	Jul-Aug 2007	Jan-Feb 2008
iii. Submission	Jan-Feb 2008	July-Aug 2008
iv. Pre-examination	April-May 2008	Oct-Nov 2008
v. Independent Examination	Jul 2008	Jan 2009
vi. Adoption	Feb 2009	Sept 2009

\* participation on Options envisaged Jan/ Feb 2007 now expected July/Aug 2007.

- 4.8 To ensure the Core Strategy provides the necessary guidance to the Site Allocations, Development Control Policies and Kidderminster Central Area Action Plan DPDs, the timetable for these will also need to be adjusted. This will enable the outcome of the binding Inspector's report to be known prior to undertaking the preferred options consultation on these DPDs.

## **5. CONCLUSIONS**

- 5.1 In light of the recently announced changes to the RSS review timetable it is now appropriate to submit a revised Local Development Scheme that provides a more accurate and up-to-date picture of the Council's ambitions for the preparation of Local Development Framework documents over the next three years and beyond.
- 5.2 Although there are some uncertainties about the Regional Spatial Strategy and its implications for the district, the revised LDS provides a realistic programme to deliver the Council's aims and objectives for the sustainable development of the district.

## **6 FINANCIAL IMPLICATIONS**

- 6.1 The costs of preparing and publishing the LDS document can be met from within existing budget. The costs of preparing the proposed Local Development Documents is expected to be met from future existing budgets, supported by the Planning Delivery Grant.

## **7. LEGAL AND POLICY IMPLICATIONS**

- 7.1 The production of a Local Development Scheme is a statutory requirement under the Planning and Compulsory Purchase Act 2004 and work should not be undertaken on Local Development Documents unless they are included in a current LDS.

## **8. RISK MANAGEMENT**

- 7.1 The revised timetable for the Core Strategy and other DPDs is dependent upon the Regional Assembly maintaining their revised timetable for the submission of the Phase 2 review proposals. A failure to achieve the LDS key milestones could adversely impact on future Planning Delivery Grant payments and BVPI 200c results.

## **9. CONSULTEES**

- CMT
- Government Office for the West Midlands

## **10. BACKGROUND PAPERS**

- Wyre Forest District Local Development Scheme April 2006
- PPS12 : Local Development Statements
- West Midlands Regional Assembly: RSS Update Phase Two Revision August 2006

19<sup>th</sup> September 2006