

WYRE FOREST DISTRICT COUNCIL

CABINET
24th July 2008

Local Development Framework
Revised Local Development Scheme

OPEN	
SUSTAINABLE COMMUNITY STRATEGY THEME:	A Better Environment for Today and Tomorrow. Stronger Communities.
CORPORATE PLAN AIM:	A Sustainable Environment. A Better Quality of Life. A Vibrant Local Economy.
CABINET MEMBER:	Councillor Stephen Clee
HEAD OF SERVICE:	Head of Planning, Health and Environment
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APPENDICES	Appendix 1 – Revised Local Development Scheme <i>The appendix to this report has been circulated electronically and a public inspection copy is available on request. (See front cover for details).</i>

1. PURPOSE OF THE REPORT

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

2. RECOMMENDATION

The Cabinet is asked to DECIDE that:

- 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 That the Head of Planning, Health and Environment in consultation with the Cabinet Member for Regeneration and Enterprise 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 (3a or 3b) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, the submitted revised Local Development Scheme shall have effect from 30th August 2008.**

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 covers 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, April 2006 and October 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.

4. KEY 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
- 4.2 The key proposed changes from the current LDS are in summary:
- The reprogramming of the Core Strategy DPD, with consequential amendments to the Site Allocations and Kidderminster Central Area Action Plan, DPDs.
 - The removal of the Generic Development Control Policies DPD from the LDS.
 - Details of new Supplementary Planning Documents (SPDs) that will be produced as part of the Local Development Framework.
- 4.3 Firstly, it is proposed that the Core Strategy timetable is reprogrammed, with consequential amendments to the Site Allocations and Kidderminster Central Area Action Plan. This follows publication of amended Planning Policy Statement 12, which places emphasis on the timely production of Development Plan Documents through evidence base production. It is therefore important that the Core Strategy timetable is aligned with timescales for the evidence base studies. This will ensure that the Core Strategy is not unexpectedly held up due to delays in the evidence base production. 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 (Nov 2006)	Proposed LDS (July 2008)
i. Commencement of Preparation*	Jul 2006	April 2007
ii. Participation on Preferred Options	Jan-Feb 2008	Jan 2009
iii. Submission	July-Aug 2008	Feb 2010
iv. Pre-examination	Oct-Nov 2008	April 2010
v. Independent Examination	Jan 2009	June 2010
vi. Adoption	Sept 2009	Nov 2010

* Consult Stakeholders on Sustainability Appraisal Scoping Report.

- 4.4 To ensure the Core Strategy provides the necessary guidance to the Site Allocations 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 on the Core Strategy to be known prior to undertaking further work and consultation on these DPDs leading to their submission.

AGENDA ITEM NO.9.1.

- 4.5 Secondly, following the publication of Revised PPS 12 and advice from GOWM, Officers consider it prudent to withdraw the Development Control Policies DPD from the LDS. Many of these detailed policies will be covered by national and regional policy, which would be material considerations when determining planning applications. The Site Allocations and Kidderminster Central Area Action Plan DPDs will contain development control policies relating to specific areas within the District.
- 4.6 Finally, the proposed revisions to the LDS incorporate a number of new Supplementary Planning Documents (SPD) to be produced following the adoption of the Core Strategy. These include a Landscape Character SPD, which will incorporate detailed guidance on development management within the District's sensitive landscape areas; possible development briefs for the British Sugar Site and Lea Castle Sites; and proposals to introduce SPD on advertisement control within the District to preserve local distinctiveness and character. Further details of these SPDs are set out within Appendix 1.

5. CONCLUSIONS

- 5.1 In light of the recently published PPS12 and advice from GOWM it is now appropriate to submit a revised LDS 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 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 Housing and Planning Delivery Grants.

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

- 8.1 The revised timetables set out in the LDS address the implications of evidence base production to inform the Core Strategy and help to minimise the risks of the Core Strategy being held up due to delays in the evidence base. A failure to achieve the LDS key milestones could adversely impact on future Housing and Planning Delivery Grant payments.

9. CONSULTEES

- Head of Legal and Democratic Services
- Government Office for the West Midlands

10. BACKGROUND PAPERS

- Wyre Forest District Local Development Scheme November 2006
- Planning Policy Statement 12 : Local Development Frameworks

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