

**WYRE FOREST DISTRICT COUNCIL**

**CABINET**  
**20<sup>TH</sup> NOVEMBER 2008**

**Wyre Forest District Local Development Framework**

<b>OPEN</b>	
<b>SUSTAINABLE COMMUNITY STRATEGY THEME:</b>	All themes
<b>CORPORATE PLANAIM:</b>	Multiple
<b>CABINET MEMBER:</b>	Councillor Stephen Clee
<b>HEAD OF SERVICE:</b>	Head of Planning, Health and Environment
<b>CONTACT OFFICER:</b>	Rebecca Mayman– Ext 2554 Rebecca.Mayman@wyreforestdc.gov.uk
<b>APPENDICES:</b>	Appendix 1 – Draft Core Strategy Preferred Options Paper. Appendix 2 – Draft Site Allocations & Policies Issues and Options Paper. Appendix 3 – Draft Kidderminster Central Area Action Plan Issues and Options Paper. Appendix 4 – Draft Consultation Plan. <i>The appendices to this report have been circulated electronically and a public inspection copy is available on request. (See front cover for details).</i>

**1. PURPOSE OF REPORT**

- 1.1 To seek the Cabinet's endorsement of the consultation papers which represent the next stages in the Local Development Framework's (LDF) preparation. These being the Core Strategy Preferred Options Paper; the Site Allocations and Policies Issues and Options Paper and the Kidderminster Central Area Action Plan (KCAAP) Issues and Options Paper. The Cabinet is also asked to agree the accompanying Consultation Plan.

**2. RECOMMENDATION**

2.1 The Cabinet is asked to **RECOMMEND** to Council that:

- 2.2 the following Local Development Framework Development Plan Documents be approved for the purposes of consultation in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

- **Core Strategy: Preferred Options, (attached at Appendix 1 to this report).**
- **Site Allocations and Policies: Issues and Options, (attached at Appendix 2 to this report).**
- **Kidderminster Central Area Action Plan: Issues and Options, (attached at Appendix 3 to this report)**
  
- **The Head of Planning, Health and Environment be given delegated power to determine the final format and presentation of the papers.**

**2.3. and to DECIDE that:**

- **the arrangements for the public consultation on the Development Plan Documents be undertaken in accordance with the Consultation Plan attached at Appendix 4 to this report.**

**3. BACKGROUND**

- 3.1 Following the introduction of the new planning system in September 2004, the District Local Plan (January 2004) is being replaced with the Local Development Framework (LDF). The LDF will be made up from a portfolio of documents, which will provide the development blueprint for the District to 2026. It must help to deliver the priorities set out in the District's Sustainable Community Strategy (SCS).
- 3.2 The Revised Local Development Scheme (LDS) (August 2008) sets out the key milestones for the production of the Core Strategy, Site Allocations and Policies and Kidderminster Central Area Action Plan (KCAAP) Development Plan Documents (DPDs). Joint consultation on these documents will take place between 15<sup>th</sup> January and 26<sup>th</sup> February 2009.
- 3.3 The LDF Panel has considered the development of the Core Strategy Preferred Options; Site Allocations & Policies and KCAAP Issues and Options Papers at a series of meetings throughout 2008. This culminated in the detailed consideration of the complete draft consultation papers by the Panel at its meeting on 29<sup>th</sup> October. Following this the Regeneration & Enterprise Committee also received a report at its meeting on 19<sup>th</sup> November. Recommendations from this Committee will be reported at the Cabinet meeting.

**4. CORE STRATEGY**

- 4.1 The Core Strategy is the key strategic level document within the LDF and has a central role in the process of place shaping. It will set out the broad strategy and vision for development within the District up until 2026. It will set the strategic context for the more detailed, site specific elements of the LDF. Previously, an Issues and Options Paper was published for consultation purposes in July 2007. Following stakeholder response to this paper and in particular as a result of comments received from Government Office West Midlands, a further consultation on a Revised Issues and Options paper took place in January 2008. The Preferred Options Consultation Paper is the next stage in the production of the Core Strategy for the District.

- 4.2 The Preferred Options Paper sets out a Spatial Vision (including a key diagram), Objectives and Development Strategy for the area. It also provides more detail on a number of Core Policy Areas which will help to deliver the development strategy. At this stage in the consultation on the Core Strategy, these areas set out the preferred approach to developing the Core Policies, rather than detailing actual draft policies. This Paper is not a Draft Core Strategy, but it does set out an indication of the Council's approach to the direction of future policies. Details of a monitoring and implementation framework are also included. The draft paper is attached for the Cabinet's consideration at Appendix 1.

## **5. SITE ALLOCATIONS AND POLICIES**

- 5.1 The Site Allocations and Policies DPD will identify those sites and wider area allocations that will provide for the District's development needs that are identified in the Core Strategy. The Submission version of this DPD will include the following:
- Sites which will meet the broad strategy for locating development as set out in the Core Strategy.
  - Areas for preservation and enhancement.
  - Preferred type and density of development on each site.
  - When and how development is planned to take place.
  - Policies and controls to be applied in particular areas.
- 5.2 The first step in producing the Site Allocations and Policies DPD is to prepare an Issues and Options document for consultation. This document provides the basis for discussion of the future of sites and outlines initial issues and options for sites and policies. The consultation paper is attached at Appendix 2 to this report.

## **6. KIDDERMINSTER CENTRAL AREA ACTION PLAN (KCAAP)**

- 6.1 The Kidderminster Central Area Action Plan (KCAAP) DPD will identify those sites and wider area allocations within the defined 'Central Area' that will help to meet the District's development needs that are identified in the Core Strategy. It is therefore important that the Issues and Options Paper is considered alongside the Core Strategy Preferred Options Consultation Paper. The Submission version of this DPD will include the following:
- Sites which will meet the broad strategy for locating development as set out in the Core Strategy.
  - Areas for preservation and enhancement.
  - Preferred type and density of development on each site.
  - When and how development is planned to take place.
  - Policies and controls to be applied in particular areas.
- 6.2 The first step in producing the KCAAP DPD is to prepare an Issues and Options document for consultation. This document provides the basis for discussion of the

future of sites throughout the District and outlines initial issues and options for sites and policies. The consultation paper is attached at Appendix 3 to this report.

## **7. SUSTAINABILITY APPRAISAL**

- 7.1 All three DPDs are subject to Sustainability Appraisal (SA). The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans. The SA process tests the plans objectives and policies against an established SA Framework. All reasonable alternative policy options are tested to identify the differing sustainability implications of different policy approaches.
- 7.2 A draft Sustainability Appraisal Report has been prepared to inform the Core Strategy Preferred Options Paper. This will be published on the Council's website prior to consultation in January.
- 7.3 Sustainability Appraisal Scoping reports have been published for the Site Allocations and Policies and KCAAP DPDs. These reports underwent consultation with key stakeholders in May 2008. The SA Scoping reports will be made available for comment and information purposes during the Issues and Options consultation.

## **8. CONSULTATION**

- 8.1 An important factor in demonstrating the soundness of a DPD relates to being able to show wide public engagement in its development. Public consultation is required by regulation 25 of the The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
- 8.2 Consultation will be carried out in accordance with the District Council's Adopted Statement of Community Involvement (April 2006) and with specific and general consultation bodies as set out by The Town and Country Planning (Local Development) Regulations 2004 as amended.
- 8.2 Officers have developed a Consultation Plan which identifies consultees including key stakeholders, local interest groups and businesses and the general public. The Plan also sets out the arrangements and methods for consultation and is attached at Appendix 4 to this report. The Consultation Plan was considered in detail by the LDF Panel at its meeting on 29<sup>th</sup> October.

## **9. FINANCIAL IMPLICATIONS**

- 9.1 The costs of undertaking the consultation on the next stages of the LDF can be met from the LDF preparation budget, together with the Planning Delivery Grant.

## **10. LEGAL AND POLICY IMPLICATIONS**

- 10.1 DPDs need to be prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004 as amended.

**11. RISK MANAGEMENT**

- 11.1 The failure to secure the timely adoption of the Core Strategy and other DPDs carries the risk that the saved District Local Plan Policies will become increasingly out of date. This could result in decisions on planning applications being overturned on appeal.
- 11.2 Prior to its adoption, a DPD must be subjected to independent examination in order to check that it has complied with legislative requirements. As part of the examination, the Inspector must determine whether the plan is “sound” (i.e. that it is justified, effective and consistent with National Policy)
- 11.3 In order to minimise these risks it is important to publish the consultation papers for the DPDs in January 2009 to accord with the next major milestones as set out in the LDS. It is also necessary to follow national guidance, emerging good practice and maintain discussions with the Government Office for the West Midlands (GOWM).

**12. NEXT STEPS**

- 12.1 Subject to Council approval the LDF Consultation Papers will be published for a 6 week consultation period commencing on 15<sup>th</sup> January 2009.

**13. CONCLUSION**

- 13.1 The draft consultation papers provide the basis for engaging and consulting with key stakeholders, consultees, the general public and other interested parties on the next stages of the LDF’s development. They have been prepared in accordance with government guidance and regulations.

**14. CONSULTEES**

Head of Legal and Democratic Services

**15. BACKGROUND PAPERS**

- Revised Local Development Scheme (August 2008)
- Core Strategy Issues & Options Consultation Paper (July 2007)
- Core Strategy Revised Issues and Options Consultation Paper (January 2008)
- Draft SA Report – Core Strategy Preferred Options (October 2008)
- SA Scoping Reports for Site Allocations & Policies & KCAAP DPDs (May 2008)
- R&E Briefing Paper (19/11/08)
- LDF Panel Reports and Minutes (20/02/08, 24/04/08, 05/06/08, 15/07/08 & 17/09/08)

- PPS12: Local Spatial Planning (June 2008)

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