



## Regeneration & Enterprise

### Briefing Paper

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Open

## Wyre Forest District Local Development Framework

### 1. Summary

- 1.1 This paper seeks Members views on 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. It also sets out details of the proposed public consultation plan.

### 2. Background

- 2.1 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).
- 2.2 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 is scheduled to take place between 15<sup>th</sup> January and 26<sup>th</sup> February 2009.
- 2.3 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). It is therefore 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).

### **3. Key Issues**

#### **Core Strategy**

- 3.1 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. The Core Strategy needs to be prepared in general conformity with the Regional Spatial Strategy (RSS). Due to its strategic and overarching nature it will set the context for the more detailed, site specific elements of the LDF which will be contained in the Site Allocations & Policies and KCAAP DPDs.
- 3.2 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.
- 3.3 The Preferred Options Paper sets out a Spatial Vision (including a key diagram), Objectives and Development Strategy for the area. Full account of regional policy has been taken to ensure that the development strategy is in conformity with the emerging RSS. The paper 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 consideration at Appendix 1.

#### **Site Allocations & Policies**

- 3.4 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.
- 3.5 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.

### **Kidderminster Central Area Action Plan (KCAAP)**

- 3.6 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 appropriate 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.
- 3.7 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 redevelopment sites and outlines initial issues and options for sites and policies. The consultation paper is attached at Appendix 3 to this report.

### **Sustainability Appraisal**

- 3.8 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.
- 3.9 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.

- 3.10 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.

### **Consultation**

- 3.11 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.
- 3.12 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.
- 3.13 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.
- 3.14 Due to the strategic nature of the Core Strategy and the need for both the Site Allocations & Policies and KCAAP DPDs to conform to its overall development strategy, it is considered prudent to run simultaneous consultation on all three DPDs in January 2009. This will help to provide context and clarity for consultees.

## **4. Options**

- 4.1 The Committee may wish:
- to endorse and recommend to Cabinet the Draft Core Strategy Preferred Options Paper; Draft Site Allocations and Policies Issues and Options Paper; Draft KCAAP Issues and Options Paper and Draft Consultation Plan as set out at Appendices 1 - 4 to this report.
  - to put forward alternative or additional proposals for consideration by the Cabinet.

## **5. Consultation**

### **Recommendations from the Local Development Framework Core Strategy Review Panel**

- 5.1 The Local Development Framework Core Strategy Review 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 papers and Consultation Plan by the Panel at its meeting on 29<sup>th</sup> October.
- 5.2 A summary of the comments made by the Panel is set out at Appendix 5 for the Committee's information.
- 5.3 The Consultation Papers attached at Appendices 1-4 have been amended to incorporate the LDF Panel's comments.

## **6. Related Decisions**

- 6.1 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. The LDF Consultation Papers will be reported to Cabinet on 20<sup>th</sup> November and subject to Council approval they will be published for a 6 week consultation period commencing on 15<sup>th</sup> January 2009.

## **7. Relevant Council Policies/Strategies**

- 7.1 Sustainable Community Strategy

## **8. Implications**

- 8.1 The costs arising from this scheduled consultation can be met from existing budgets.

## **9. Wards Affected**

- 9.1 District wide

## **10. Appendices**

- 10.1 Appendix 1: Draft Core Strategy Preferred Options Paper.
- 10.2 Appendix 2: Draft Site Allocations & Policies Issues and Options Paper.
- 10.3 Appendix 3: Draft Kidderminster Central Area Action Plan Issues and Options Paper.
- 10.4 Appendix 4: Draft Consultation Plan.
- 10.5 Appendix 5: Recommendations from the Local Development Framework Core Strategy Panel Meeting 29/10/08

## **11. Background Papers**

- 11.1 Revised Local Development Scheme (August 2008)
- 11.2 Core Strategy Issues & Options Consultation Paper (July 2007)
- 11.3 Core Strategy Revised Issues and Options Consultation Paper (January 2008)
- 11.4 Draft SA Report – Core Strategy Preferred Options (October 2008)
- 11.5 SA Scoping Reports for Site Allocations & Policies & KCAAP DPDs (May 2008)
- 11.6 LDF Panel Reports and Minutes (20/02/08, 24/04/08, 05/06/08, 15/07/08, 17/09/08, 29/10/08)
- 11.7 PPS12: Local Spatial Planning (June 2008)
- 11.8 Statement of Community Involvement (April 2006)

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