

**WYRE FOREST DISTRICT COUNCIL**

**CABINET**

**23<sup>rd</sup> June 2009**

**Wyre Forest District Local Development Framework:  
Consultation on Site Allocations and Policies Issues and Options Paper and  
Kidderminster Central Area Action Plan Issues and Options Paper**

| <b>OPEN</b>                      |  |
|----------------------------------|--|
| <b>COMMUNITY STRATEGY THEME:</b> | All themes   |
| <b>CORPORATE PLAN THEME:</b>     | All service themes   |
| <b>KEY PRIORITY:</b>             | Forward Planning   |
| <b>CABINET MEMBER:</b>           | Councillor Stephen Clee  |
| <b>RESPONSIBLE OFFICER:</b>      | Director of Planning and Regulatory Services.  |
| <b>CONTACT OFFICER:</b>          | Jonathan Elmer – Ext 2552<br><a href="mailto:Jonathan.Elmer@wyreforestdc.gov.uk">Jonathan.Elmer@wyreforestdc.gov.uk</a>  |
| <b>APPENDICES:</b>               | <ul style="list-style-type: none"> <li>- Appendix 1 – Summary of consultation measures.</li> <li>- Appendix 2 - Summary of responses received to Site Allocations &amp; Policies Issues and Options Paper.</li> <li>- Appendix 3 - Summary of responses received to Kidderminster Central Area Action Plan Issues and Options Paper.</li> </ul> <p><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></p> |

**1. PURPOSE OF REPORT**

- 1.1 To inform the Cabinet of the level and scope of the responses received in relation to the public consultation undertaken on the Site Allocations and Policies Issues and Options Paper and the Kidderminster Central Area Action Plan (KCAAP) Issues and Options Paper and to set out how these will be taken forward to inform the next stages of the Local Development Framework.

**2. RECOMMENDATION**

**The Cabinet is asked to AGREE:**

**The Director of Planning & Regulatory Services' recommendations in relation to the consultation responses received on the Site Allocations and Policies**

**Issues and Options Paper and the Kidderminster Central Area Action Plan  
Issues and Options Paper as set out at Appendix 2.**

**3. BACKGROUND**

- 3.1 Members will recall that the development of the Issues and Options papers was considered at the November Cabinet. Subsequently, Council approved the Issues and Options Consultation Papers for the Site Allocations & Policies and KCAAP along with the Preferred Options Core Strategy document, for the purposes of public consultation in accordance with Regulation 25 of the Town & Country Planning (Local Development) (England) Regulations 2004 (as amended), at its meeting in November 2008.

**4. ROLE OF THE SITE ALLOCATIONS AND POLICIES ISSUES AND OPTIONS PAPER**

- 4.1 The main purpose of the Site Allocations and Policies Development Plan Document (DPD) is to identify those sites and wider area allocations that will provide for the District's development needs that are identified in the Core Strategy. The document must be in conformity with the Core Strategy. It was therefore considered important that the Site Allocations Issues and Options paper was considered alongside the Core Strategy Preferred Options Paper.
- 4.2 The first step in producing the Site Allocations and Policies DPD was to prepare the Issues and Options document for consultation. The document provided the initial basis for discussion on the future of sites and policies throughout the District.

**5. ROLE OF THE KCAAP ISSUES AND OPTIONS PAPER**

- 5.1 Like the Site Allocations and Policies DPD, the KCAAP DPD will also identify sites and wider area allocations that will provide for development needs, but for the Kidderminster central area only.
- 5.2 The KCAAP will also serve to stimulate regeneration in the town through instilling investor confidence and providing a basis for coordinating the actions of a range of partners. To do this the KCAAP will not only deal with traditional 'land-use' planning, but will include key areas of economic, environmental and social activity.
- 5.3 The Issues and Options document is the first step in producing the KCAAP DPD and will provide the basis for future discussion on sites and policies in the town. The document must also be produced in conformity with the Core Strategy.

**6. ISSUES AND OPTIONS CONSULTATION**

- 6.1 In accordance with the Revised Local Development Scheme (August 2008), consultation on the papers outlined above took place during January/February 2009. The purpose of consultation was to inform key stakeholders, local residents and businesses of the next stages in preparing the District's Local Development Framework and to seek views on the future development of the area.

- 6.2 The consultation period ran for 6 weeks from 15<sup>th</sup> January -26<sup>th</sup> February 2009 and was extended until 13<sup>th</sup> March to provide key stakeholders, such as Parish Councils, with more time to formulate their responses.
- 6.3 Appendix 1 provides a detailed summary of the wide ranging consultation procedures undertaken on both Issues and Options Papers. These included notification letters to key stakeholders; leaflet delivery to local households; manned exhibitions; on line consultation, free loan copies of documents to the public and presentations to Parish Councils and interest groups.

**7. SCOPE OF CONSULTATION RESPONSES - SITE ALLOCATIONS AND POLICIES**

- 7.1 A good level of response was received to the Site Allocations and Policies Issues and Options Paper, with 125 respondents (including statutory consultees and key stakeholders such as Government Office West Midlands (GOWM); the Environment Agency, Natural England and English Heritage), submitting a total of 692 comments. Detailed summaries of the responses together with Officer recommendations are set out at Appendix 2 for the Panel's information and comment.
- 7.2 Responses received on site allocations and policies generally focussed on the issue of potential new residential sites, with many of the comments relating to sites that are considered at this stage to be contrary to the emerging preferred development strategy of the Core Strategy. Many local residents were concerned about the potential for development of the land to the south of Spennells, which was put forward by landowners. Residents considered that this would have a detrimental impact on infrastructure; the loss of Green Belt land; the loss of agricultural land and the impact on wildlife within this area.
- 7.3 Other main concerns from local residents were the proliferation of caravan sites within the District and the wish to restrict any further development. Generally, however, there was a great deal of support for identifying brownfield sites for further development whilst ensuring that the environment, including flooding, Sustainable Urban Drainage Systems (SUDS) and 'Green Infrastructure' was a key future consideration in all development.

**8. SCOPE OF CONSULTATION RESPONSES – KIDDERMINSTER CENTRAL AREA ACTION PLAN**

- 8.1 A good level of response was also received on the KCAAP Issues and Options paper, with 44 respondents producing a total of 368 comments. Detailed summaries of the responses together with Officer recommendations are set out in Appendix 3.
- 8.2 A major concern to be shown through the responses was on the matter of future housing types and tenures in the town. In particular, there were many responses regarding the level of affordable housing that should be required. Furthermore, there was wide acknowledgment of the need for a mix of housing types in the town, but some concern about the potential over-supply of smaller apartment accommodation. However, overall there was support for more residential development in the central area.
- 8.3 The responses also revealed a considerable focus on environmental issues in the town, particularly in terms of developing a green infrastructure, improving biodiversity

habitats, and dealing with flood risk. Whilst there was wide ranging support for the utilisation of the town's waterways, numerous responses pointed out that these areas should also be recognised for their biodiversity value.

- 8.4 The responses received also supported the idea of more open space and better urban design in the town, as well as support for public art and greater recognition of the town's industrial heritage. Pedestrian and cycle access around the town also appeared to be high on the agenda.
- 8.5 Overall, many responses were generally supportive of the ideas presented within the papers and a number of other sites and suggestions have been made for the Council to consider in the subsequent stages of document production. This consultation exercise provides the first stage in document production and all comments made will need to be taken into account when drafting the next consultation papers and deciding on potential future sites and policies.

## **9. DEVELOPING THE SITE ALLOCATIONS AND POLICIES AND KCAAP DPDS**

- 9.1 The responses received on the papers will be used to help prepare the next stages of document production. It is important that any sites or policies identified are considered alongside the context of a robust evidence base and national and regional planning policy.
- 9.2 Officers are progressing work on comprising a comprehensive evidence base to inform the production of the Site Allocations and Policies and KCAAP DPDs. Details of the studies commissioned as part of the evidence base have been reported to the Panel previously. Work is currently being finalised on the Strategic Housing Land Availability Assessment (SHLAA) and Strategic Flood Risk Assessment (SFRA) Level 2, which is due for completion in July.
- 9.3 The Site Allocations and Policies and Area Action Plan will also need to have regard to the work being undertaken on the Core Strategy. Therefore, as well as being considered in line with a robust evidence base and national and regional policy, the papers must be in conformity with the Core Strategy. Public consultation on further stages of the Site Allocations and Policies and KCAAP will therefore be undertaken following the submission of the Core Strategy.

## **10. FINANCIAL IMPLICATIONS**

- 10.1 The costs of developing the Site Allocations and Policies and the Kidderminster Central Area Action Plan can be met from the LDF preparation budget.

## **11. LEGAL AND POLICY IMPLICATIONS**

- 11.1 As Development Plan Documents (DPDs) the Site Allocations and Policies and the Kidderminster Central Area Action Plan 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.

## **12. RISK MANAGEMENT**

- 12.1 In order to minimise the risks of submitting an unsound Plan it is necessary to wait for the Core Strategy to be adopted prior to submitting these DPDs for examination.

**13. CONCLUSION**

- 13.1 The consultation undertaken on the Site Allocations and Policies Issues and Options Paper and the KCAAP Issues and Options Paper generated a comprehensive response from a wide range of Statutory Consultees, Key Stakeholders and Members of the Public. These responses will inform the preparation of the next stages of both documents.

**14. CONSULTEES**

Head of Legal & Democratic Services

**15. BACKGROUND PAPERS**

- Site Allocations and Policies Issues and Options Consultation Paper (January 2009)
- Kidderminster Central Area Action Plan Issues and Options Consultation Paper (January 2009)
- LDF Panel Report (28/04/09)
- Full consultation responses received (March 2009)