

WYRE FOREST DISTRICT COUNCIL

SPECIAL OVERVIEW & SCRUTINY COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER

THURSDAY, 25TH OCTOBER 2018 (6PM)

Present:

Councillors: H E Dyke (Chairman), A Coleman, P Harrison, J A Hart, K Henderson, N Knowles, N Martin, S Miah, H S Williams and S J Williams.

Observers:

Councillors: N J Desmond, I Hardiman, M J Hart, F M Oborski MBE and C Rogers.

OS.50 Apologies for Absence

Apologies for absence were received from Councillors: M Rayner (Vice-Chairman), N Harris, D Little and S J Walker.

OS.51 Appointment of Substitutes

Councillor A Coleman was a substitute for Councillor D Little.
Councillor P Harrison was a substitute for Councillor S J Walker.
Councillor J A Hart was a substitute for Councillor N Harris.
Councillor N Martin was a substitute for Councillor M Rayner.

OS.52 Declarations of Interests by Members

Councillor S J Williams declared, in respect of Agenda Item No. 4 Wyre Forest District Local Plan: Pre-Submission Publication, that he lived in Fold Lane, Chaddesley Corbett, which was subject to one of the sites which may be discussed. He would take no part in that discussion.

OS.53 Wyre Forest District Local Plan: Pre-Submission Publication

The Committee received a report from the Spatial Planning Manager which set out the next stage of the Local Plan Review, referred to as the Regulation 19 Pre-Submission Publication consultation. This was the final stage of consultation before submission of the Local Plan to Government. The report also set out the consultation responses received for the Local Plan Review Preferred Options consultation which was undertaken in the Summer 2017, and presented the draft Consultation Plan for the Pre-Submission Publication consultation which was scheduled to take place between 1st November and 17th December 2018.

The Spatial Planning Manager presented the report and outlined the key issues. Members were advised that the Preferred Options Consultation set out a combination of Core sites and two potential options (A and B) for growth. The consultation took place between 15th June and 14th August 2017 and the Council had received over 5,000 responses which had been processed by Officers.

Agenda Item No. 4

The Spatial Planning Manager added that following the Preferred Options consultation further technical evidence base work and updates had been undertaken which had helped to inform the Pre-Submission Publication document. She said the Objectively Assessed Housing Needs study undertaken in April 2017 had proposed a housing needs figure of 300 dwellings per annum, following confirmation from the Ministry of Housing, Communities and Local Government (MHCLG) of the standardised methodology for assessing housing needs which was published in September 2017; and taking into account the latest 2016 Household Projections data and Affordability ratio's, the new standardised methodology figure was 276. Members were advised that the Council was now proposing an allocation of approximately 6360 dwellings over a 20 year period. She said the sites proposed in the Pre-Submission Publication document provided both deliverable and sustainable growth for the district.

The Spatial Planning Manger drew Members attention to the list of public drop-in sessions which would be held during the consultation period. She advised that members of the public could attend any one of the sessions to ask questions about the plan.

Councillor N J Desmond entered the meeting at this point, (6.12pm).

The Chairman of the Local Plans Review Panel, Councillor F M Oborski MBE, commended the documents to the Overview and Scrutiny Committee for approval by Cabinet. She thanked the Head of Strategic Growth, the Spatial Planning Manager and her team for the fantastic job they had done in getting the Council to this stage in its Local Plan Review, and also thanked the Members of the Local Plans Review Panel for their hard work. Councillor Oborski said that she welcomed the news that the government had confirmed the standardised methodology for calculating housing need and was pleased that more brown field sites had been allocated to the Pre-Submission Plan which would result in only 2.1% of the green belt being released for development.

The Committee fully considered the report and appendices, and acknowledged the work undertaken by the Local Plans Review Panel which had helped to shape the Pre-Submission Publication version of the Local Plan. It was noted that the Panel had met seven times since the preferred options consultation ended on 14th August 2017.

In response to a Member question relating to the reduction in the percentage of affordable housing from 30 to 25%, the Head of Strategic Growth confirmed that the figure was based on a viability study which looked at land values, property prices, build costs and therefore what the market could deliver. She confirmed that the threshold number of dwellings required for there to be a percentage of affordable housing had not changed, it remained at 10 or more on a site.

A named vote on the recommendations was recorded as follows and was agreed:

For (7)

Councillors: A Coleman, H E Dyke, P Harrison, J A Hart, K Henderson,

H S Williams and S J Williams.

Against (3)

Councillors: N Knowles, N Martin and S Miah.

Agreed:

1. The progress in the preparation of:

- a) The Pre-Submission Publication Consultation (Regulation 19) documentation; and**
- b) The Preferred Options Consultation Responses.**
- c) The draft Consultation Plan for the Pre-Submission Publication consultation, be noted.**

2. Recommendation to Cabinet:

In line with the recommendations from the Local Plans Review Panel, the Overview and Scrutiny Committee commend the Pre-Submission Publication consultation document, the Preferred Options Consultation Responses, and the draft Consultation Plan to Cabinet for their approval.

There being no further business, the meeting ended at 6.32pm.