

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

29 MAY 2008

CORE STRATEGY UPDATE

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	Dave Hammond, Head of Planning & Environment Services

1. **SUMMARY**

1.1 The purpose of this report is to update Members on the current position regarding the preparation of the Preferred Options Core Strategy.

2. **RECOMMENDATION**

2.1 That Members note the progress made on the preparation of the Core Strategy preferred Options and approve the Spatial Vision for public consultation purposes.

3. **BACKGROUND**

3.1 A key part of the new Local Development Framework (LDF) planning system is the requirement on the Council to produce a Core Strategy.

3.2 The Core Strategy is a strategic level document that provides the framework for subsequent Development Plan Documents. It will contain a spatial vision, strategic objectives for the area, together with core policies and a monitoring and implementation framework.

3.3 Members will recall at your last meeting in December 2007, the results of the Issues and Options consultation was reported back to you.

3.4 Since this time work has been progressing on building the evidence base to support policies within the core strategy. The existence of a robust and credible evidence base to support policies is vital to achieving a sound core strategy and indeed is one of the tests of soundness. Various studies have been identified as being required either as a requirement or to gather up to date information on the District. These studies and progress are detailed below:

3.5 Strategic Flood Risk Assessment

Consultants Royal Haskoning has been appointed to carry out a joint study on behalf of Bromsgrove and Redditch councils which is due to be completed by August 2008.

3.6 Water Cycle Study

Consultants Royal Haskoning has been appointed to carry out a joint study on behalf of Bromsgrove and Redditch councils which is due to be completed by August 2008.

3.7 PPG 17 Study

PMP have been appointed to carry out this study. It is being funded interdepartmentally between Planning and Environment Services and Culture and Community Services. Consultation commences on 19th May at Hagley, Rubery, Wythall and Alvechurch libraries and the study is due to be complete in August/ September.

3.8 Employment Land Review

Drivas Jonas has been appointed to carry out this study which is due to be completed by June.

3.9 Strategic Housing Land Availability Assessment (SHLAA)

This assessment will inform the Core Strategy on potential housing sites up to 2026 and is being carried out in house. The date for submission of potential housing sites by landowners/ agents expired at the beginning of May and submitted sites are currently being assessed for their suitability.

3.10 Appropriate Assessment (AA)

This assessment is a requirement of the 'Habitats Directive' (92/43/EEC) and examines the potential effects of a proposed plan on European sites of importance. This work is being carried out in-house and a draft report has been prepared, initial comments received from Natural England and a final version is currently being prepared.

3.11 Planning for Water in Worcestershire

This paper has been produced by Worcestershire County Council and brings together all issues and requirements in relation to water within the County. It will inform the Core Strategy and has recently been consulted upon.

3.12 Planning for Renewable Energy in Worcestershire

This document has been prepared in consultation with all the District Authorities and aims to ensure a consistent approach to renewable energy throughout the County.

3.13 Housing Market Assessment

This study has been procured by Strategic Planning, Strategic Housing and RSL Preferred Partners. It will provide a detailed study of the housing market in Bromsgrove and is due to be completed in the Autumn.

3.14 A Gypsy Traveller Accommodation Assessment of the South Housing Market Area

This assessment was carried out by an affordable housing consultant on behalf of the South Housing Market Partnership, which comprises 8 District Authorities and 2 County Councils. It provides information on accommodation needs of gypsies and travellers to set the appropriate number, type and distribution of additional pitches to be provided.

3.15 Sustainability Appraisal Scoping Report

This report was originally written in 2005 and has now been updated. At the time of writing responses from statutory consultees, Natural England, Environment Agency and English Nature are awaited. This 5 week consultation period expires on the 16th may and a verbal update will be available for your meeting.

3.16 Joint working is also underway between Bromsgrove DC, Stratford DC, Redditch BC and various service providers to discuss future infrastructure needs and cross boundary issues in this sub regional area up to 2026. Various meetings have been held with Transportation, Education, Utilities and Housing stakeholders with future meetings planned with Health and Emergency Services representatives.

4 NEXT STEPS

4.1 Work is also underway on drafting the Core Strategy Preferred Options document. The draft Spatial Vision is attached for comment. With your approval it is intended to consult on this vision at the forthcoming Town Hall meeting of the Bromsgrove Partnership (Local Strategic Partnership) on 9th July 2008.

Various items of work need to be completed as detailed below:

4.1 Green Infrastructure

The requirement to carry out this study is currently being assessed. However, it is unlikely that it could be completed in-house but is unlikely to be required for the preferred option consultation stage.

4.2 Sustainability Appraisal for Preferred Option

It is intended to carry out this appraisal in-house with the potential to have the final report verified by specialists . It is envisaged that this method would not only be cost effective but would have reciprocal benefit on the quality of the Core Strategy.

5. TIMESCALES

Preferred Option consultation	Oct/Nov 2008
Submission to Inspectorate	May 2009
EIP	Nov 2009
Receipt of Binding Report	April 2010
Adoption	June/July 2010

6. FINANCIAL IMPLICATIONS

A budget currently exists for progressing the Core Strategy. Whilst there are no direct implications of receiving this update or approving consultation on the spatial vision. However this report does highlight certain areas which may have financial implications such as verification of the Sustainability Appraisal by specialists and the potential preparation of the Green Infrastructure study.

7. LEGAL IMPLICATIONS

7.1 The Plan once adopted will become part of the statutory Development Plan for the District required by the Planning and Compulsory Purchase Act 2004, and prepared in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004.

8. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1) Housing (CP2)
Impacts			
The Core Strategy identifies the long term spatial vision for the district this includes key areas such as the regeneration of the town centre. Policies within the core strategy will direct where and when new housing should be built across the district up to 2026, it will also look at affordable housing and be supplemented by an Affordable Housing SPD which will look to maximise affordable housing provision across the district.			
Council Objective (CO)	Customer service (CP2)	Council Priority (CP)	Customer service (CP3)
Impacts			
The issues and options process has involved detailed consultation with the general public and the completed core strategy will be a publicly available document that identifies the spatial vision for the district.			
Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP4)
Impacts			
The core strategy sets out the long term spatial vision for the district and the strategic policies required in delivering that vision. The core strategy goes beyond identify land uses and attempts to tackle social and economic issues that effect make by the implementation of various policies.			
Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Clean Streets and recycling (CP5)
Impacts			
The Core Strategy could contain policies which encourage recycling			

9. RISK MANAGEMENT

9.1 The main risks associated with the details included in this report are:

- Inability to produce development plan document which is judged to be sound by the planning inspectorate and therefore resulting in non legally compliant Strategic planning service

9.2 These risks are being managed as follows:

Risk Register: Planning and Environment
Key Objective Ref No: 6
Key Objective: Effective, efficient, and legally compliant Strategic
planning Service

10. CUSTOMER IMPLICATIONS

10.1 Endorsing progress made and approving the spatial vision for consultation purposes will have no direct implications on the council's customers.

11. EQUALITIES AND DIVERSITY IMPLICATIONS

11.1 An equalities impact assessment will be carried out on the final submission version of the strategy, although attempts will be made to consult with all sections of society as the plan progresses towards completion.

12. VALUE FOR MONEY IMPLICATIONS

12.1 Value for money

Due to cross boundary issues in relation to water, it was decided to conduct a joint Strategic Flood Risk Assessment and Water Cycle Study with Redditch Borough Council. This enabled a very competitive price to be achieved, a discount to be secured but also meant that due to cost sharing the eventual cost to Bromsgrove was less than if we had 'gone it alone'.

12.2 Throughout the LDF process the baseline evidence that other Authorities throughout the country has been monitored, together with information on methods of working and the Consultants used if any. In many cases where resources and skills have allowed it has been possible to carry out studies in-house, where other Authorities have used external consultants.

12.3 Furthermore, the information contained in studies conducted by other departments, such as baseline work carried out on the Sustainable Community Strategy, air quality monitoring, housing needs, community safety or work carried out by other organisations, such as the County Council and the South Housing Market Assessment Area, will form part of Bromsgrove's LDF evidence base.

13. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None

Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The core strategy forms an essential part of the LDF and the policies contained within the core strategy will shape future development.
Environmental	Core strategy will contain policies in relation to the environment.

14. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director - Partnerships and Projects	Yes
Executive Director - Services	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	Yes
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

15. WARDS AFFECTED

All wards.

16. APPENDICES

Appendix 1 Spatial Vision

17. BACKGROUND PAPERS

None

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