

**BROMSGROVE DISTRICT COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY**

**23<sup>RD</sup> OCTOBER 2008**

**DRAFT CORE STRATEGY**

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

**1. SUMMARY**

1.1 The purpose of this report is to discuss the final draft of the Core Strategy and to seek endorsement of this draft for consultation purposes.

**2. RECOMMENDATIONS**

2.1 That the Draft Core Strategy as set out in Appendix A to this report and associated Sustainability Appraisal contained in Appendix B are endorsed and recommended for approval for public consultation;

2.2 Delegated authority is given to the Head of Service in consultation with the responsible portfolio holder to make further essential revisions to the draft prior to its publication;

**3. BACKGROUND**

3.1 The publication of the Draft Core Strategy is the next significant stage in the production of Bromsgrove's Core Strategy. The Town and Country Planning (Local Development) (England) Amendment Regulations were published in June 2008. The District's Core Strategy preparation needs to take account of the requirements of the transitional arrangements that were put in place. The new regulation 25 refers to the need for public participation in the preparation of the Development Plan. The Regulations no longer require a specific consultation period on "preferred options" and the purpose of Regulation 25 is to give Local Planning Authorities wider scope to engage stakeholders and interested parties in the preparation of their Development Plan Documents.

3.2 The District Council has therefore decided to prepare a Draft Core Strategy to meet the requirements of the new Regulation 25. Functionally this draft will therefore set out what the Preferred Options for spatial development are.

3.3 During the preparation of this Draft Core Strategy all options presented in the Issues and Options consultation process have been evaluated and the most appropriate options form the basis of policies are now presented. It is important to remember that whilst consultation responses are a key input to the emerging Local Development Framework there are also many other inputs as well such as Government policy, the West Midlands Regional Spatial Strategy, the sustainable Community Strategy, other strategies and so on.

3.4 The document needs to satisfy two audiences: it needs to be accessible to the general public as well as provide sufficient depth to satisfy the Government Office for the West Midlands (GOWM), the Planning Inspectorate (PINS) and key stakeholders such as statutory bodies, infrastructure providers and the development industry.

3.5 The Draft Core Strategy has therefore arisen from the evidence base, issues and options consultation responses, topic groups, forums, meetings with stakeholders, workshops and discussions with other organisations, individuals and so on.

3.6 This Draft Core Strategy is not the final document and is not a draft plan but rather, it provides the basis for consultation and is still capable of being changed prior to submission. The Submission document will subsequently be prepared for submission to the Secretary of State for examination by an independent Inspector.

3.7 Although proposed detailed wording of policies is not required at this stage, it has been included in order to test them prior to Submission. Furthermore it is also proposed to allocate strategic sites to be shown on a detailed Proposals Map which will be further consulted upon prior to Submission.

#### **4.0 DRAFT CORE STRATEGY**

4.1 Members will recall at the meeting of the LDFWP on the 19<sup>th</sup> September 2008 an initial draft of the Core Strategy was discussed and changes were suggested by Members as follows ;

**CP2 Distribution of Housing**

Policy options to be re-assessed to see if an allowance can be made for more development to take place in the more rural locations in the District.

**CP3 Rural Regeneration**

Amendments to be made to reflect the comments for CP2 and to encourage local employment .

**CP7 Distribution of New Employment Development**

Amendments to be made to reflect the comments for CP2 and to encourage employment needs to be met within villages.

**CP9 Sustainable Transport**

A recognition to be included of the need to develop sustainable transport on an east/west axis as well as north/south. Cycling to be encouraged in a safe environment.

**CP12 Type, Size and Tenure of Housing**

Amendments to be made to reflect the final results of the Housing Market Assessment and to reflect the deep concern of Members that the housing supplied should meet the range of needs of older people including Extra Care facilities.

**CP14 The Scale of New Housing**

The Authority's response to this issue would be fully addressed at a later stage but there should be a recognition included within this document of the opposition to the current RSS proposals.

4.2 Changes have now been made to the Draft Core Strategy and the amended document is appended to this report. At this stage the document comprises the text only for the document and the final document is currently being prepared by our in-house graphics team. It is envisaged that further refinements may be required and photographs added in order to make the document more interesting to the reader. It is hoped that copies of the final version will be available for inspection in time for your meeting. It is also planned to produce an easy to read summarised version of the document.

4.3 A Sustainability Appraisal on the Draft Core Strategy has also been prepared by your Officers, which will be available for inspection in the Members Room.

4.4 A further document is also being prepared which details the nature of the consultation carried out to date and how the issues and options consultation stages have informed the draft core strategy.

## **5. TIMESCALES**

The proposed date for consultation is 31<sup>st</sup> October 2008 and this will run until January 16<sup>th</sup> 2009. It is planned to hold a consultation event in the Council House later in the year, where planning officers will be available to answer questions, backed up by appropriate publicity material. All documents will also be available on the Councils website and in local libraries.

The Examination in Public for the Preferred Option RSS Phase 2 Revision is planned for Spring 2009 and it is envisaged that the Examination in Public for Bromsgrove's Core Strategy will be in late 2009.

## **7. FINANCIAL IMPLICATIONS**

There are no direct implications of receiving this report. The document will subsequently be printed and an exhibition and publicity material will also need to be prepared. A budget currently exists for progressing the Core Strategy

## **8. COUNCIL OBJECTIVES**

<b>Council Objective (CO)</b>	Regeneration	<b>Council Priority (CP)</b>	1. Town Centre 2. Housing
<b>Impacts</b>			
The Draft 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 draft 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.			
<b>Council Objective (CO)</b>	Improvement	<b>Council Priority (CP)</b>	3.Customer service
<b>Impacts</b>			
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.			
<b>Council Objective (CO)</b>	Sense of Community and Well Being	<b>Council Priority (CP)</b>	4. Sense of community
<b>Impacts</b>			
The Draft Core Strategy sets out the long term spatial vision for the district and the strategic policies required in delivering that vision. The Draft Core Strategy goes beyond identifying land uses and attempts to tackle social and economic issues affected by the implementation of various policies.			
<b>Council Objective (CO)</b>	Environment	<b>Council Priority (CP)</b>	5. Clean Streets and recycling
<b>Impacts</b>			
The Draft Core Strategy contains policies which encourage recycling and minimisation of waste			

## 9. LEGAL IMPLICATIONS

9.1 The Core Strategy 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.

## 10. RISK MANAGEMENT

10.1 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

10.2 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

## **11. CUSTOMER IMPLICATIONS**

11.1 The Core Strategy is likely to have an impact on many different aspects of people's lives including living, working, shopping, leisure and education. Public consultation has been and will be extensively undertaken throughout the process.

## **12. EQUALITIES AND DIVERSITY IMPLICATIONS**

12.1 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.

## **13. VALUE FOR MONEY IMPLICATIONS**

13.1 Whilst there are no direct value for money implications connected with this report, methods to provide value for money are continuously being explored, for instance via joint procurement for external consultancy work identified as a requirement to provide a robust evidence base for the Core Strategy and striving to carry out consultation on various documents concurrently thereby achieving cost savings.

## **14. 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.
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**15. OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	No
Chief Executive	Yes
Executive Director - Partnerships and Projects	Yes
Executive Director - Services	Yes
Assistant Chief Executive	Yes
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

**16. WARDS AFFECTED**

All wards.

**17. APPENDICES**

Appendix A- Draft Core Strategy

**CONTACT OFFICER**

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