

Open

Overview & Scrutiny Committee

Agenda

6pm
Thursday, 7th June 2018
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Overview & Scrutiny Committee

Members of Committee:

Chairman: Councillor H E Dyke
Vice-Chairman: Councillor M Rayner

Councillor N Harris
Councillor N Knowles
Councillor S Miah
Councillor H S Williams

Councillor K Henderson
Councillor D Little
Councillor S J Walker BCav
Councillor S J Williams

Would Members please note that, to ensure continuity in scrutiny, substitutes should only be appointed for the Scrutiny Committee in exceptional circumstances.

Information for Members of the Public:

Part I of the Agenda includes items for discussion in public. You have the right to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Declaration of Interests by Members – interests of members in contracts and other matters

Declarations of Interest are a standard item on every Council and Committee agenda and each Member must provide a full record of their interests in the Public Register.

In addition, alongside the Register of Interest, the Members Code of Conduct ("the Code") requires the Declaration of Interests at meetings. Members have to decide first whether or not they have a disclosable interest in the matter under discussion.

Please see the Members' Code of Conduct as set out in Section 14 of the Council's constitution for full details.

Disclosable Pecuniary Interest (DPI) / Other Disclosable Interest (ODI)

DPI's and ODI's are interests defined in the Code of Conduct that has been adopted by the District.

If you have a DPI (as defined in the Code) in a matter being considered at a meeting of the Council (as defined in the Code), the Council's Standing Orders require you to leave the room where the meeting is held, for the duration of any discussion or voting on that matter.

If you have an ODI (as defined in the Code) you will need to consider whether you need to leave the room during the consideration of the matter.

Co-opted Members

Scrutiny Committees may wish to appoint Co-Opted Members to sit on their committee in order to add value to the scrutiny process. To appoint a Co-Opted Member, a Committee must first agree to appoint either a specific person or to approach a relevant organisation to request that they put forward a suitable representative (e.g. the local Police Authority). Co-Optees are non voting by default but Committees can decide to appoint voting rights to a Co-Optee. The Co-Option of the Member will last no longer than the remainder of the municipal year.

Scrutiny Committees can at any meeting agree to terminate the Co-Option of a Co-Opted Member with immediate effect. Where an organisation is appointed to put forward a Co-Opted Member, they are able to send a substitute in exceptional circumstances, provided that they notify Democratic Services in advance. Co-Opted Members must sign up to the Members Code of Conduct before attending their first meeting, failure to sign will mean that they are unable to participate. This also applies to substitute Co-Opted Members, who will need to allow sufficient time before a meeting in order to sign the Code of Conduct.

The following will apply:

- i) The total number of voting co-opted members on any Scrutiny Committee will not exceed 25% at any one time.
- ii) The total number of voting Co-opted Members on any Review Panel will not be limited.
- iii) Those Co-opted Members with voting rights will exercise their rights in accordance with the principles of decision making set out in the constitution.

For further information:

If you have any queries about this Agenda or require any details of background papers, further documents or information, you should contact Louisa Bright, Principal Committee and Member Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732763 or email louisa.bright@wyreforestdc.gov.uk

Wyre Forest District Council
Overview & Scrutiny Committee

Thursday, 7th June 2018

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1 - Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the minutes of the meeting held on the 22nd March 2018 and the minutes of the meeting of the Overview & Scrutiny Sub-Committee held on the 1 st May 2018.	6
5.	How Are We Doing? Performance Update To consider a report from the Business Improvement Officer which updates Members on the performance of the Council for Quarter 4 (from 1 st January 2018 to 31 st March 2018).	11
6.	Wyre Forest District Local Plan Review: Revised Local Development Scheme (Project Plan 2018 - 2020) To consider a report from the Head of Strategic Growth which provides an update on the progress made in undertaking the Local Plan Review.	28
7.	Recommendations from the PACT Review Panel To receive the recommendations from the Review Panel which was established to undertake an in-depth review of the effectiveness of Partners and Communities Together (PACT) schemes in Wyre Forest.	56

8.	Tracking Recommendations 2017/2018 To note the recommendations that were made during the 2017/2018 municipal year.	58
9.	Work Programme To review the work programme for the current municipal year with regard to the Corporate Plan Priority, Annual Priorities and the Forward Plan.	79
10.	Press Involvement To consider any future items for scrutiny that might require publicity.	
11.	To consider any other business, details of which have been communicated to the Solicitor of the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	
12.	Exclusion of the Press and Public To consider passing the following resolution: “That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.	

Part 2

Not open to the Press and Public

13.	To consider any other business, details of which have been communicated to the Solicitor of the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	
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WYRE FOREST DISTRICT COUNCIL

OVERVIEW & SCRUTINY COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER

THURSDAY, 22ND MARCH 2018 (6PM)

Present:

Councillors: J R Desmond, H E Dyke, K Henderson, N Knowles, D Little, M Rayner, S J Walker BcAv, H S Williams, S J Williams and R Wilson.

Observers

Councillors: N J Desmond and C Rogers.

OS.96 Apologies for Absence

There were no apologies for absence.

OS.97 Appointment of Substitutes

No substitutes were appointed.

OS.98 Declarations of Interests by Members

No declarations of interest were made.

OS.99 Minutes

Decision: The minutes of the meeting held on 1st March 2018 and the minutes of the meeting of the Overview and Scrutiny Sub-Committee held on 14th March 2018 be confirmed as a correct record and signed by the Chairman.

OS.100 Capital Strategy 2018-21

The Committee considered a report from the Corporate Director: Resources and the Corporate Director: Economic Prosperity and Place which provided Members with information on the new Investment Guidance and considered a Capital Strategy for 2018-21 that had regard to the requirements of the new investment guidance with particular reference to non-financial investments.

The Corporate Director: Resources led Members in detail through the report. She explained that new Investment Guidance had been issued in early February 2018 by the Ministry for Housing, Communities and Local Government (MHCLG). One of the key requirements of the guidance was the requirement of a Capital Strategy to be approved by Full Council. She added that the strategy highlighted the risks involved over the medium and long term.

The Corporate Director: Economic Prosperity and Place advised that the current limit for expenditure on the Capital Portfolio Fund was £25m, to be funded in full from prudential borrowing. He explained that it was proposed to spread the fund across a whole range of different investments when due diligence had been done. He added that investments would support the Council's priority for regeneration and economic growth and to develop additional income streams. He said that the Council was a member of two Local Enterprise Partnerships (LEPs) namely Worcestershire and Greater Birmingham & Solihull, and in order to have a wider range of investments within its portfolio, the authority had decided that it would consider investments across the combined LEP geography.

Members acknowledged the risk involved in the process and welcomed the strategy which provided guidance for property investments and loans outside the treasury management function and also covered loans made by a local authority to one of its wholly-owned companies or associates, to a joint venture, or to a third party.

Agreed: Recommend to Cabinet to recommend to Council to:

- 1.1 Approve the Capital Strategy 2018-21 including the associated Quantitative Indicators in Appendix 1 and the updated Strategy for Capital Portfolio Fund set out in Appendix 2 of the report to the Overview & Scrutiny Committee:**
- 1.2 Approve the limits for gross debt of non treasury investments compared to net service expenditure and for commercial income as a percentage of net service expenditure as set out in Appendix 1 of the report to the Overview & Scrutiny Committee;**
- 1.3 Approve the limits for loan investments as set out in Section 5.1 of the report to the Overview & Scrutiny Committee.**

OS.101 Work Programme

The Chairman gave a verbal progress update on the two review panels which were currently being undertaken. She advised that the outcome of the reviews into Affordable Housing and the effectiveness of PACT meetings would be included on the work programme for the new municipal year.

Agreed: The update be noted.

OS.102 Press Involvement

There were no future items of scrutiny that might require publicity.

OS.103 Exempt Information

Decision: Under Section 100A(4) of the Local Government Act, 1972 the press and public be excluded from the meeting during the consideration of the following items of business on the grounds that they involve the likely disclosure of "Exempt Information" as defined in paragraphs 2, 6 and 7 of Part I of Schedule 12A of the Act.

OS.104 Lion Fields Parcel Two: Former Magistrates Court – Development Proposals

The Committee considered a confidential report which set out the next steps for the Council in bringing forward re-development proposals for 'Parcel Two' of Lion Fields, which covers the former Magistrates Court building and the land to the south, which is currently used as an 'Urban Open Space'.

Members welcomed the proposal to commence a developer procurement process as it was felt the building and surrounding area were an important part of Kidderminster and the re-development of the site would have a positive impact on the Town.

Agreed: Recommend to Cabinet that a procurement process is used to select a developer to deliver the Council's ambitions for Parcel Two of Lion Fields.

There being no further business, the meeting ended at 7.07pm.

WYRE FOREST DISTRICT COUNCIL

OVERVIEW & SCRUTINY SUB-COMMITTEE

STOURPORT-ON-SEVERN ROOM/BEWDLEY ROOM, WYRE FOREST HOUSE,
FINEPOINT WAY, KIDDERMINSTER

TUESDAY, 1ST MAY 2018 (4PM)

Present:

Councillors: H E Dyke (Chairman), N Knowles, H S Williams and S J Williams.

Observers

Councillor: F M Oborski MBE.

OSSC.06 Apologies for Absence

There were no apologies for absence.

OSSC.07 Appointment of Substitutes

No substitutes were appointed.

OSSC.08 Declarations of Interests by Members

No declarations of interest were made.

OSSC.09 Exempt Information

Decision: Under Section 100A(4) of the Local Government Act, 1972 the press and public be excluded from the meeting during the consideration of the following items of business on the grounds that they involve the likely disclosure of “Exempt Information” as defined in paragraphs 2, 6 and 7 of Part I of Schedule 12A of the Act.

OSSC.10 Investment Proposal

The Sub-Committee considered a confidential report which set out a proposed investment using the Council's Capital Portfolio Fund.

The Corporate Director: Economic Prosperity and Place led Members through the report. He provided the background to the investment opportunity, including its location, condition and valuation. He explained the justification for the investment in the context of the Government's recently published Statutory Guidance for Local Authority Investments which was set out in detail in the report.

An in depth discussion ensued. The proposal was moved and seconded and upon a show of hands the majority vote was carried.

Agreed: Recommend to Cabinet Sub-Committee that the proposed investment should proceed.

There being no further business, the meeting ended at 4.45pm.



Overview & Scrutiny Committee

Briefing Paper

Report of: Rhiannon Foxall, Business Improvement Officer
Date: Thursday 7th June 2018
Open

How Are We Doing? Performance Update

1. Summary

- 1.1 To update Members on the performance of the Council for Quarter 4 (from 1st January 2018 to 31st March 2018).

2. Background

- 2.1 Performance management is instrumental in all council activities as it helps us to keep track of how well we are performing and enables any potential issues to be identified at an early stage so remedial action can be taken. It also informs our decision making processes which underpin the delivery of our Corporate Plan 2014-19.
- 2.2 The Council has a number of processes in place to monitor our performance including:
- Corporate Plan Actions
 - Corporate Risks and associated actions
 - Leading Measures
 - Lagging Measures

3. Progress

- 3.1 There are currently no actions overdue or cancelled so there is no exception report this quarter.
- 3.2 **Appendix 1** is a detailed report of performance against our purpose of '[Housing](#)'.
- 3.3 **Appendix 2** is a detailed report of performance against our purpose of '[Planning](#)'.
- 3.4 **Appendix 3** is the new [Capital Projects](#) report that was requested at the last Overview and Scrutiny Committee. This report details the progress of our Capital Projects.

4. Key Achievements/Issues

- 4.1 All Wyre Forest Forward actions have been reviewed by the Corporate Leadership Team as part of the annual refresh. The actions have either been completed or are being carried forward into the 18/19 financial year as planned.

5. Options

- 5.1 That the progress in performance for quarter 4 be noted.

6. Consultation

- 6.1 Leader of the Council
- 6.2 Corporate Leadership Team

7. Related Decisions

- 7.1 None.

8. Relevant Council Policies/Strategies

- 8.1 Wyre Forest District Council Corporate Plan 2014 – 2019.
- 8.2 Wyre Forest Forward Transformation Framework 2014 – 2017.

9. Implications

- 9.1 Resources: No direct implications from this report.
- 9.2 Equalities: No direct implications from this report.
- 9.3 Partnership working: No direct implications from this report.
- 9.4 Human Rights: No direct implications from this report.
- 9.5 E-Government: No direct implications from this report.

10. Equality Impact Needs Assessment

- 10.1 An equality impact assessment has been undertaken and it is considered that there are no discernible impacts on the nine protected characteristics as set out by the Equality Act 2010.

11. Wards affected

- 11.1 None.

12. Appendices

- 12.1 Appendix 1 – Full 'Housing' report
- 12.2 Appendix 2 – Full 'Planning' report
- 12.3 Appendix 3 – Capital Projects report

13. Background Papers

Corporate Plan action information is available on the Council's Performance Management System, Pentana Performance. Alternatively, reports can be requested from the Business Improvement Officer.

Officer Contact Details:

Name:	Rhiannon Foxall
Title:	Business Improvement Officer
Contact Number:	Ext. 2786
Email:	rhiannon.foxall@wyreforestdc.gov.uk

HELP ME TO HAVE ACCESS TO A GOOD QUALITY AND AFFORDABLE HOME

This report details the progress we have made against our purpose of 'help me have access to a good quality and affordable home'.



Measures

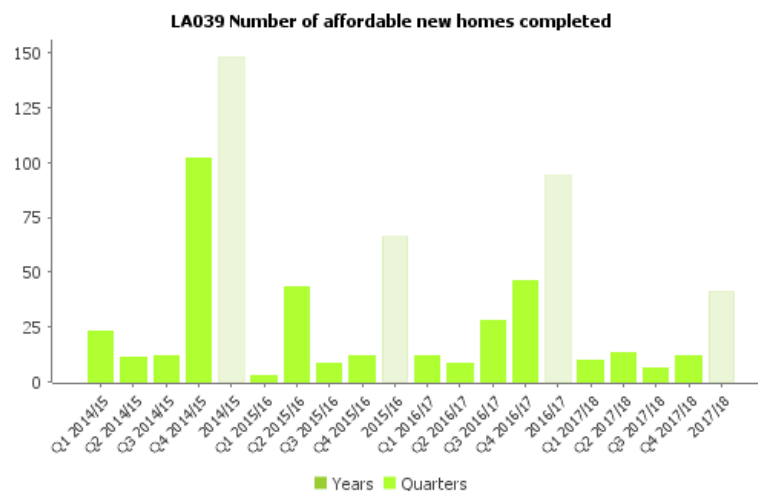
As a way of measuring the progress with our purpose, we collect key data to monitor trends and patterns. This data not only helps us to understand the impact of the work that we are doing but it also assists with decision making at a corporate level. The latest available data is detailed below:

LA038 Average house price



LA039 Number of affordable new homes completed

Aim to
Maximise



Current
Value

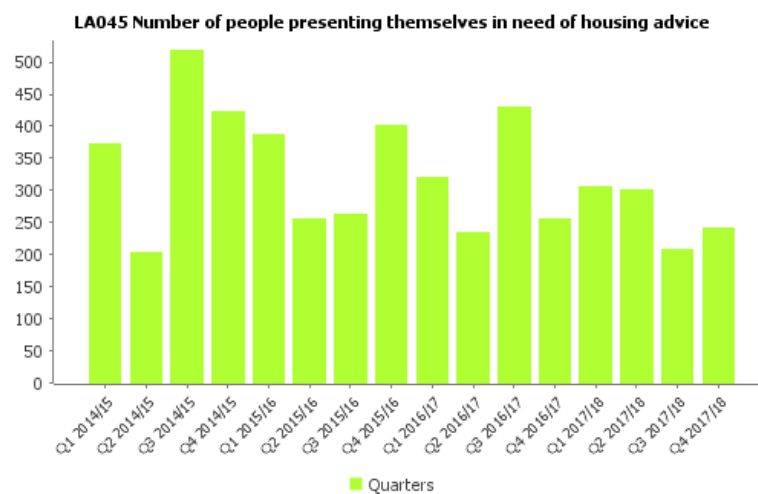
12



Managed By Kate Bailey

LA045 Number of people presenting themselves in need of housing advice

Aim to
Maximise



Current
Value

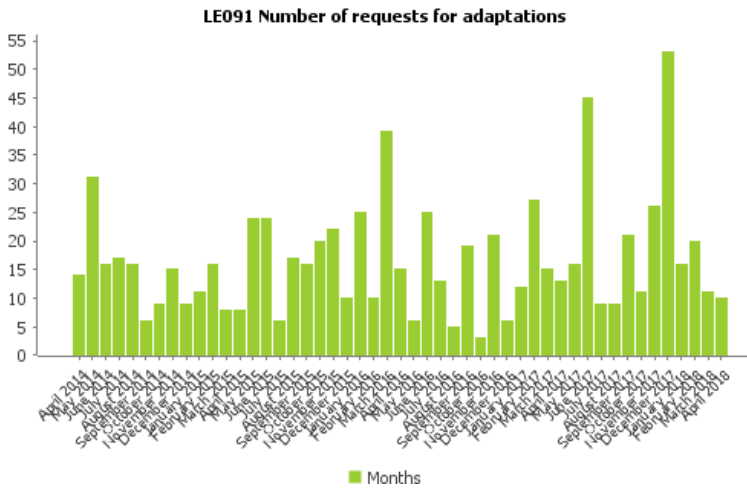
242



Managed By Kate Bailey

LE091 Number of requests for adaptations

Goldilocks



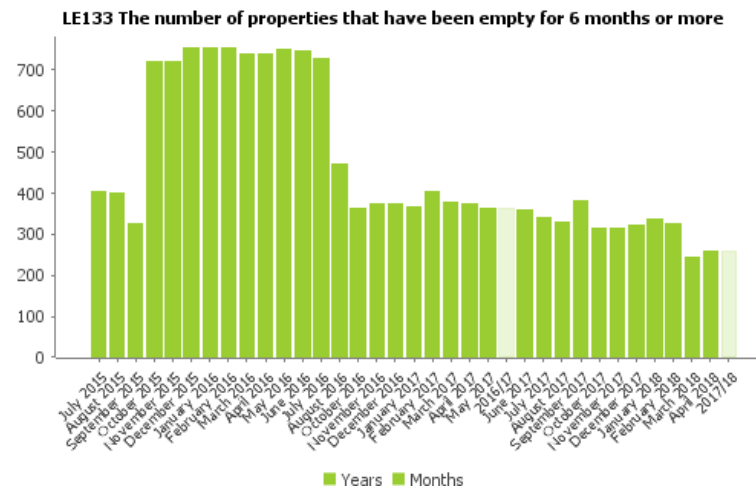
Current Value 10



Managed By Kate Bailey

LE133 The number of properties that have been empty for 6 months or more

Aim to Minimise



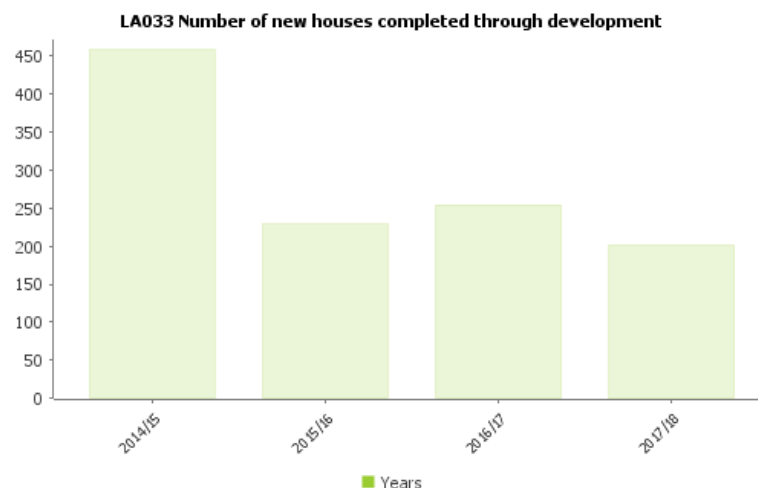
Current Value 257



Managed By Kate Bailey;
Mike Parker

LA033 Number of new houses completed through development

Aim to
Maximise



Current
Value

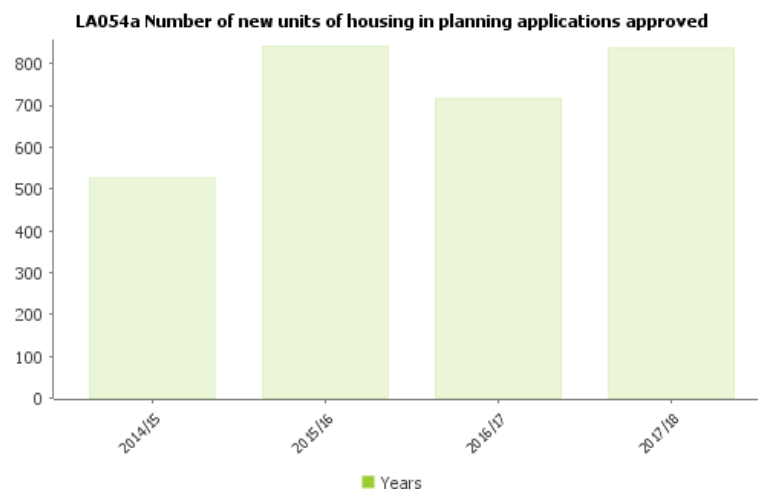
201



Managed By Heather Stone

LA054a Number of new units of housing in planning applications approved

Aim to
Maximise



Current
Value

837



Managed By Heather Stone

Risks

The below risk(s) has been identified as part of our Corporate Risk Register. All of the actions and measures detailed in this report aim to mitigate this risk(s) as well as drive forward our purpose of 'help me to have access to a good quality and affordable home'.

CORPRISK03

Unable to deliver good quality, affordable homes. The need for good quality, decent and affordable homes in the district is increasing but supply relative to demand is decreasing. The emerging national position regarding changes in the National Planning Policy Framework the Voluntary Right to Buy pilot in the West Midlands and no policy decisions yet on funding social rent by Homes England is likely to exacerbate this risk.



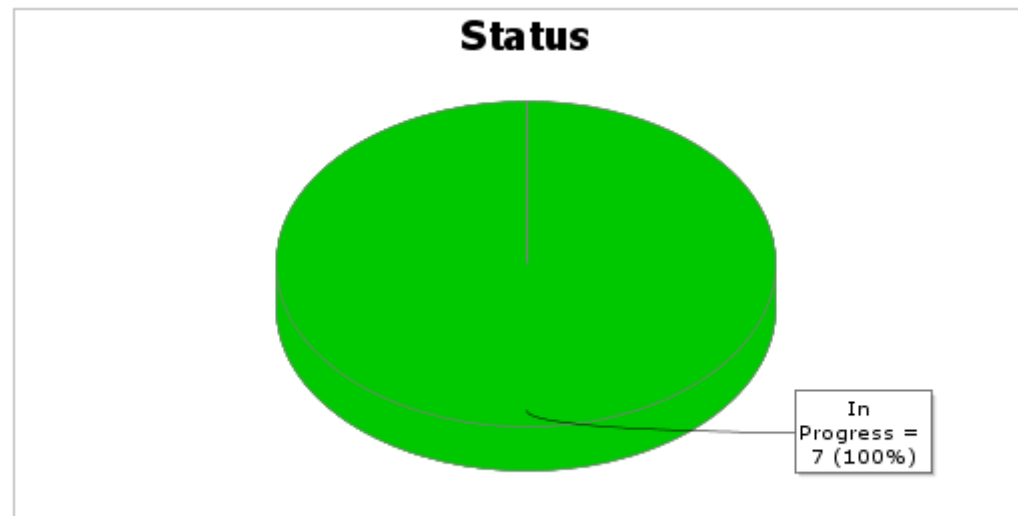
MAKE GOOD DEVELOPMENT HAPPEN

This report details the progress we have made against our purpose of 'make good development happen'.



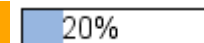
Actions

Listed below is the progress against our current major projects that support the delivery of our purpose of 'make good development happen'



WFF 18/19 16

Crown House/Kidderminster Western Gateway



Due Date	Managed By	Latest Note	Latest Note Date
31-Dec-2019	Mike Parker	Active engagement between parties' legal teams to finalise documentation. Good progress made in agreeing the definition of practical completion at the end of the project which will form part of the legal agreement.	23-May-2018

WFF 18/19 30

Stourport Canal Basins

50%



Due Date	Managed By	Latest Note	Latest Note Date
01-Apr-2019	Mike Parker	Meeting with PSP 8th May to discuss financial consequences of alternative development options. Next Operations Board meeting at end of May will aim to agree final development mix.	17-May-2018

WFF 18/19 31

Lion Fields

15%



Due Date	Managed By	Latest Note	Latest Note Date
31-Mar-2020	Mike Parker	NHS expected to vacate WCC land that is part of the development site by mid June. Exchange of amendments to Development Agreement between parties' legal teams taken place; some elements remain to be agreed before DA can be signed.	17-May-2018

WFF 18/19 37

Review Local Development Framework including provision for significant housing growth

75%



Due Date	Managed By	Latest Note	Latest Note Date
31-Dec-2020	Mike Parker	Revised Local Plan Timetable to be considered in June cycle of meetings.	17-May-2018

WFF 18/19 70

Investment in income generation through asset development

25%

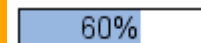


Due Date	Managed By	Latest Note	Latest Note Date
31-Mar-2019	Mike Parker	Final legal documentation in respect of first investment	17-May-2018

proposal being completed. Second investment proposal agreed at meetings early May; due diligence work to be completed.

WFF 18/19 71

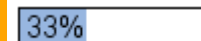
Delivery of Kidderminster Railway Station



Due Date	Managed By	Latest Note	Latest Note Date
31-Dec-2019	Mike Parker	Tender evaluation still being completed with some points of clarification to be resolved. Expect to award contract by end of May.	17-May-2018

WFF 18/19 72

Delivery of Worcester Street, Kidderminster Public Realm Improvements



Due Date	Managed By	Latest Note	Latest Note Date
31-Dec-2019	Mike Parker	GBS LEP formally agreed expression of interest as category 'B' fit against Strategic Economic Plan; WCC advancing full Business Case. Still expecting public engagement in summer 2018 with start on site later in the year.	23-May-2018

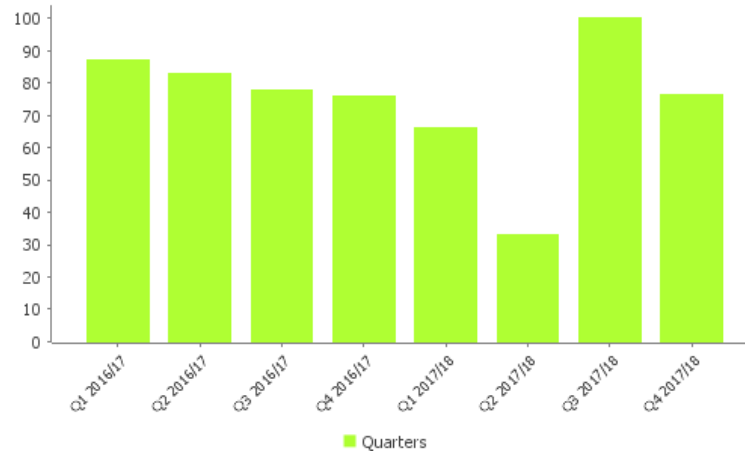
Measures

As a way of measuring the progress with our purpose, we collect key data to monitor trends and patterns. This data not only helps us to understand the impact of the work that we are doing but it also assists with decision making at a corporate level. The latest available data is detailed below:

LA051a Percentage of major applications determined on time over a 2 year rolling period

Aim to
Maximise

LA051a Percentage of major applications determined on time over a 2 year rolling period



Current
Value

76.3

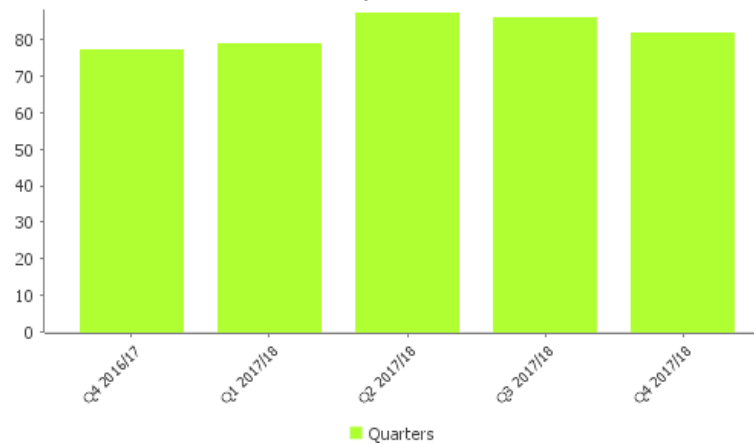


Managed By Paul Round

LA051b Percentage of non-major applications determined on time over a 2 year rolling period

Aim to
Maximise

LA051b Percentage of non-major applications determined on time over a 2 year rolling period



Current
Value

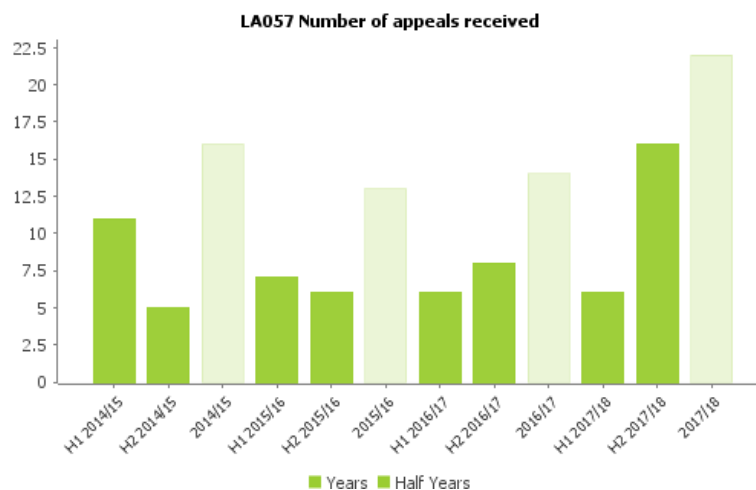
81.6



Managed By Paul Round

LA057 Number of appeals received

Aim to
Minimise



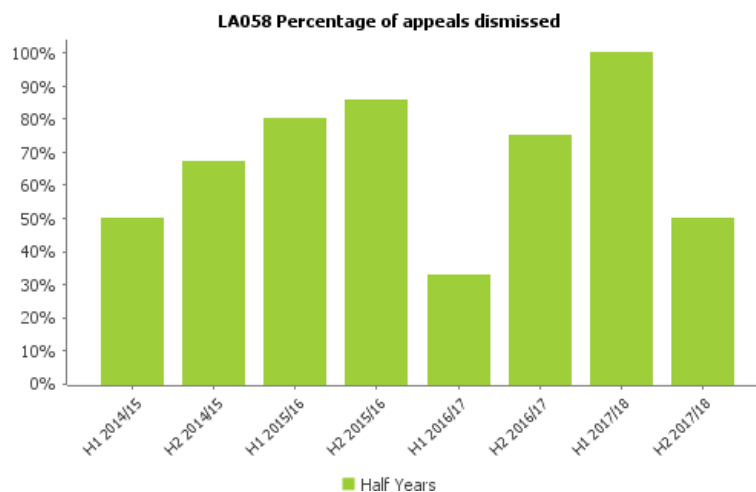
Current
Value



Managed By Paul Round

LA058 Percentage of appeals dismissed

Aim to
Maximise



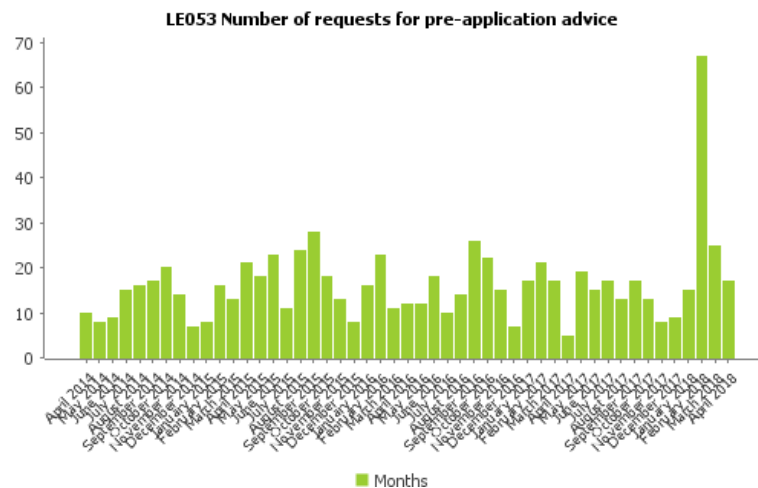
Current
Value



Managed By Paul Round

LE053 Number of requests for pre-application advice

Aim to
Maximise



Current
Value

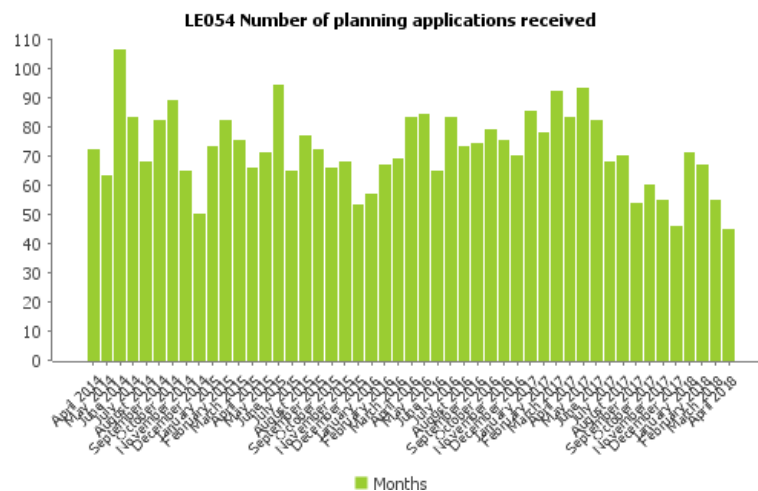
17



Managed By Paul Round

LE054 Number of planning applications received

Aim to
Maximise



Current
Value

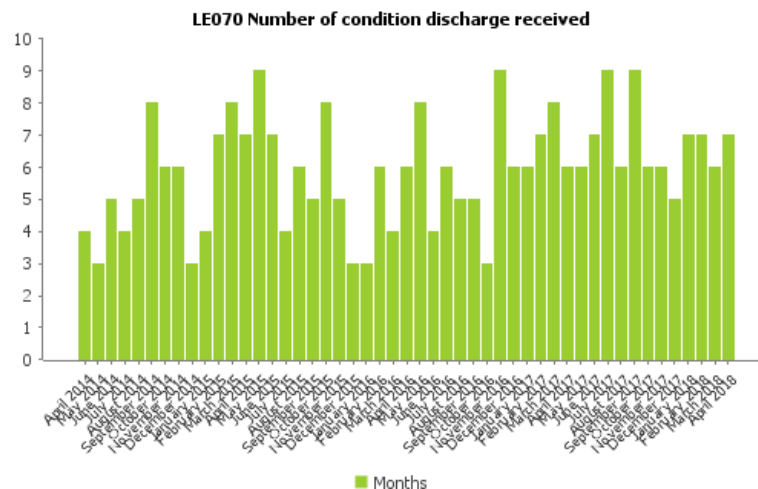
45



Managed By Paul Round

LE070 Number of condition discharge received

Aim to
Maximise



Current
Value

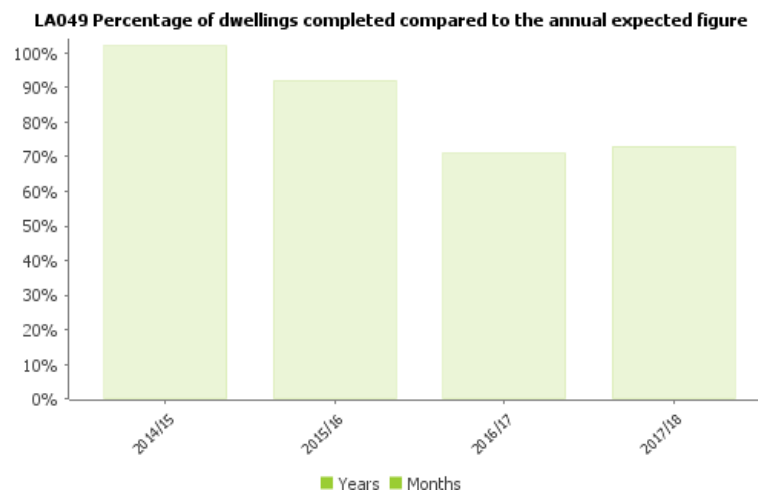
7



Managed By Paul Round

LA049 Percentage of dwellings completed compared to the annual expected figure

Aim to
Maximise



Current
Value

73%



Managed By Heather Stone

Cross cutting measures

Listed below are primary measures for other purposes but also impact on this purpose:

LA034 Area of new commercial floor space completed through development

LA039 Number of affordable new homes completed

Capital Projects

This report details the progress of all of our capital projects



WFF 18/19 68

Green street depot 2020 improvement and investment plan

50%



Due Date	Managed By	Latest Note	Latest Note Date
31-Mar-2020	Steve Brant; Linda Draycott	The tenders were published in May for the Depot 2020 investment and improvement project and we await the submission of tenders from interested bidders on 11 July 2018. The planning , design and technical preparations for the scheme took longer than programmed , however, the procurement timetable still has a completion date of March 2019. Start on site is expected in late August/September 2018 and the depot will remain operational throughout the capital works.	21-May-2018



Overview & Scrutiny Committee

Briefing Paper

Report of: Kate Bailey
Date: Thursday 7 June 2018
Open

Wyre Forest District Local Plan Review: Revised Local Development Scheme (Project Plan 2018 - 2020)

1. Summary

- 1.1 The purpose of the report is to update Overview and Scrutiny on the progress made in undertaking the Local Plan Review, to agree a revised the Local Development Scheme (Project Plan 2018 – 2020) and to revise the process of pre-application advice in light of the amended timetable

2. Background

- 2.1 Councils are required to publish up-to-date information on their progress in preparing their Local Plans against the Local Development Scheme (LDS). Wyre Forest District Council publishes its LDS on the Planning Policy web pages of the Council's website.
- 2.2 The LDS was last reviewed in November 2017; key drivers of change since then have been:
- i) The publication of the National Planning Policy Framework (NPPF), Planning Practise Guidance (PPG) and Developer Contributions, following consultation (that ended May 10th), sometime before the summer recess.
 - ii) The publication of the standardised methodology figure has been delayed from the Government's originally stated [Housing White Paper] date of April 2018. It is now anticipated before the summer recess (when population projections are available) and revised in the autumn, when the affordability ratios are released
 - iii) A number of technical evidence base documents are in the course of being produced or updated for the emerging Local Plan and many of these have been recommissioned and are ongoing. These technical studies will need to take account of the revised NPPF and will need to inform the emerging Local Plan. A number of these studies are interdependent, such as the transport modelling, the viability modelling and the Infrastructure Delivery Plan and need coordinating to ensure consistency.
 - iv) The finalisation of sites to be included in the Pre Submission consultation can only be completed when the technical evidence base studies are

completed and are consistent with other evidence base documents. They are all important but the key studies will be:-

- Transport Modelling – due to be completed in Summer 2018
- Objectively Assessed Housing Need (OAHN) revision – due to be completed over summer months when Government's standardised methodology figure is available
- Employment Land Review – due to be completed in parallel with OAHN study.

- 2.3 It is important to keep the LDS up-to-date to help provide certainty to local stakeholders, developers and communities to assist in District wide regeneration.

3. Key Issues

- 3.1 It is extremely disappointing that the Government has failed to adhere to the April 2018 timescale for confirming the standardised methodology for agreeing housing provision in the district; although their published response to the 2017 consultation confirms that there will be a standardised methodology and indeed the draft NPPF provisions refer to it, at the time of writing there is still no final published methodology that the Council can reliably use as the basis for making provision for new housing in the Local Plan. The Council is reluctant to enter into a further round of public consultation on the Local Plan Pre Submission document without having the unequivocal knowledge of the numbers of new houses that it has to plan for as this will simply create further uncertainty amongst its residents, businesses and statutory consultees.
- 3.2 The timetable that is now proposed in Appendix One is revised to account for the delay that the Government's new consultation has now created and is predicated on the understanding the Council has that the Government will now confirm the standardised methodology to be used before parliament rises for the summer recess, however any further delay to that timescale could have further consequences for the publication of the Council's planned Pre-Submission consultation.
- 3.3 The changes proposed to the NPPF and PPG require the current draft policies within the emerging Local Plan to be reviewed and revised as appropriate. Revising the Local Plan timetable would allow time for Planning Officers to ensure the emerging Local Plan is in conformity with the revised NPPF. This is important for the Examination in Public to ensure the plan is found sound and not subjected to an early plan review.
- 3.4 The NPPF and PPG include new guidance around the process for identifying housing needs within the standardised methodology figure. This will cover the calculation of affordable housing needs as well as the methodology for identifying the needs of specific groups within the population e.g. older people. This is similar to the previous work commissioned by the Council prior to 2012 when Strategic Housing Market Assessments were undertaken. This has required the Council to seek a revision to the work previously agreed with

Amion (who prepared the OAHN on behalf of the Council) to ensure compliance with the emerging national guidance. However this work cannot be commenced until the new standardised methodology figure is published.

- 3.5 Officers have taken advice from Counsel and have established that although an 'interim policy statement' would be unlawful because Regulation 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012 any 'interim policy statement' that Council wishes to adopt would need to be prepared as a Development Plan Document, following the same consultation requirements and process as any new Development Plan. Failure to follow this process would render any interim policy document 'unlawful'. Given the time constraints it is advised that the Council could issue an appropriately worded 'standing pre-application advice' for developers that would signal the intentions of the District during this period of time. Whilst this advice will not carry substantial weight in decision making it will set a clear understanding of the order in which the Council expects sites to be released and the information needed to support any unallocated or non conforming site. Such advice has been prepared and is included within Appendix Two.
- 3.6 The Revised Local Development Scheme 2018-20 is attached at Appendix One to this report. The early part of the plan would see public consultation on the pre-submission document taking place in November / December 2018. The pre-submission document would then be submitted to the Secretary of State with a view to having an Examination in Public with the Planning Inspector in autumn 2019 and plan adopted early in 2020, although the latter elements of the plan are subject to the Planning Inspectorates timetable.
- 3.7 The key proposed changes in this Revised LDS are in summary:
- Publication of the pre-submission document for a 6-8 week consultation in November and December 2018.
 - Full Council approval for the submission of the plan to the Secretary of State in July 2019.
 - Examination in Public throughout the autumn of 2019 and adoption of the Local Plan by February 2020.
- 3.8 The revised timetable defers the adoption of the emerging Local Plan until the Spring of 2020. Whilst this timescale will allow the Council to provide a robust document that should meet the tests of soundness in the meantime it does leave the Council vulnerable to the attentions of developers who may wish to bring forward sites in advance of the adoption or even the publication of the pre-submission draft. It is likely that the majority of developments in this context will be unwelcome and contentious, with developers exploiting the opportunity of the revised timetable to submit hostile applications.
- 3.9 In this interim period, Officers are aware that there are limited new sites for housing development to come forward which may result in the inability of the Council to demonstrate a 5 year supply of housing sites. It is considered that in order to mitigate this situation the Council would produce pre-application advice that demonstrates to Developers that the District should not be

regarded as a 'free for all' and that sites should only come forward in accordance with the development hierarchy as set out in the Adopted Core Strategy.

4. Options

- 4.1 The Overview and Scrutiny Committee is asked to recommend to Cabinet that:
 - 4.1.1 The proposed revised Local Development Scheme Project Plan 2018 – 2020 as set out in Appendix 1 is adopted.
 - 4.1.2. The proposed pre-application standing advice for housing as set out in Appendix Two is adopted.

5. Consultation

- 5.1 Consultation on the Local Development Scheme has been undertaken with CLT and the Development Control Manager.

6. Related Decisions

- 6.1 Not applicable

7. Relevant Council Policies/Strategies

- 7.1 Not applicable

8. Implications

- 8.1 Resources: Any financial implications that arise as a consequence of this decision will be met from existing budgets.
- 8.2 Equalities: Not applicable
- 8.3 Partnership working: Not applicable
- 8.4 Human Rights: Not applicable
- 8.5 E-Government: Not applicable
- 8.6 Transformation: Not applicable

9. Equality Impact Needs Assessment

- 9.1 Not applicable

10. Wards affected

- 10.1 All wards.

11. Appendices

- 11.1 Appendix One - . Local Development Scheme Project Plan 2018 – 2020
- 11.2. Appendix Two - Pre-application standing advice for housing

12. Background Papers

Local Development Scheme 2017 – 2019.

Officer Contact Details:

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APPENDIX ONE

Wyre Forest District
DEVELOPMENT PLAN
REVISED PROJECT PLAN
(LOCAL DEVELOPMENT SCHEME)

2018-2020

June 2018

For more information contact:

Wyre Forest District Council
Planning Policy Section

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Wyre Forest District Council

JARGON GUIDE

AMR Authority Monitoring Report

An annually produced document which sets out the progress made in achieving the timetable set out in the Local Development Scheme as well as measuring the effectiveness of the development plan policies.

CIL Community Infrastructure Levy (CIL)

The Planning Act 2008 enables local planning authorities to charge a Community Infrastructure Levy (CIL) in its area. The CIL must be set at an appropriate level to help fund strategic infrastructure for the Council and the local community to support planned growth, but not too high to render growth commercially unviable.

CS Community Strategy

Local Authorities are required by the Local Government Act 2000 to prepare this, with the aim of improving the social, environmental and economic wellbeing of their areas.

LP Local Plan

Collective term given to all statutory documents that form the Development Plan for the District. These currently comprise of the Core Strategy, Site Allocations and Policies Local Plan, Kidderminster Central Area Action Plan and a Policies Map. This portfolio of documents will be replaced by a single (integrated) Local Plan document when the Review is completed.

SA Sustainability Appraisal (SA)

A tool for appraising policies to ensure that they balance social, economic and environmental development objectives which incorporates the requirements of the 2001 Strategic Environmental Assessment (SEA) Directive. The 2004 Planning and Compulsory Purchase Act requires SA to be undertaken for all Local Development Documents.

SCI Statement of Community Involvement

This sets out the planning authority's proposals for involving the local community in plan-making. It is not a DPD but it is, however, subject to independent examination.

SPD Supplementary Planning Document

These will cover a range of issues and expand on the policies contained within Local Plans. They are, however, not part of the development plan and will not be subject to independent examination.

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<ul style="list-style-type: none"> • Wyre Forest District Adopted Core Strategy • Wyre Forest District Site Allocations and Policies Local Plan • Kidderminster Central Area Action Plan • Supplementary Planning Documents and Guidance 	
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APPENDICES

- A) Local Plan Timetable
- B) Neighbourhood Plans
- C) Profiles and Milestones

1. PURPOSE OF THE PROJECT PLAN

1.1 This project plan (the Local Development Scheme) provides up to date information for stakeholders and the general public about the status and coverage of Development Plan Documents and the Council's intention for their future preparation. It sets out:

- a) Which Planning Policies are currently in force in the District
- b) What the Council's intentions are for the plan making framework over the next two years to 2020

1.2 Since the previous version of this document was published in November 2017 the bulk of the document remains unaffected. There are however updates to this document in respect of :

- Paragraphs 3.2 - 3.3 – Progressing the Local Development Framework
- Paragraph 5.1 – District wide Local Plan
-
- Appendix A – REVISED Programme for the preparation of the Local Plan

1.3 The project plan includes information relating to timescales and resources, the content of new plans and their scope and coverage.

Background

1.3 Councils should continue to prepare and maintain a "Local Development Scheme" (project plan), specifying the documents that will make up their

Development Plan; their subject matter and area and the timetable for their preparation and revision.

- 1.4 Under changes brought about through the Localism Act 2011, aimed at simplifying the planning system, Councils are no longer required to submit the Local Development Scheme to the Secretary of State, but they must publish up- to-date information on their progress in preparing Local Plans against the project plan.

Key changes introduced to the LDS in this review

- 1.5 The District Council's first LDS was formally submitted to the Secretary of State in February 2005 and came into effect on 27th March 2005. Since then the Project Plan has progressively been refined through a process of monitoring and review. This document provides a review of timescales to focus on the production of a single Local Plan for the District.
- 1.6 The key changes introduced as part of this review are the reprogramming of the timetable to take account of the emerging National Planning Policy Framework (NPPF) and associated guidance, updating of the evidence base and the production of the District's new Local Plan.
- 1.7 Since the last LDS Review, the Government have published a number of consultation papers regarding the NPPF, Planning Policy Guidance (PPG) and Developer Contributions. The consultation ended on 10th May and it is anticipated that the updated NPPF will be published before the summer recess.

2. CURRENT DISTRICT LOCAL PLANNING POLICY

- 2.1 At present the main Planning Policies for the District are contained in the following documents:
- Wyre Forest Adopted Core Strategy (December 2010)
 - Wyre Forest Adopted Site Allocations and Policies Local Plan (July 2013)
 - Kidderminster Central Area Action Plan (July 2013)

- Worcestershire Adopted Waste Core Strategy (2012)
- Worcestershire Minerals Local Plan Saved Policies
- Chaddesley Corbett Neighbourhood Plan (September 2014)
- Churchill and Blakedown Neighbourhood Plan (July 2017)

Wyre Forest Adopted Core Strategy (December 2010)

- 2.2 The Core Strategy was formally adopted by the Council in December 2010 following an Independent Examination by a Planning Inspector. This is the key strategic level document for the District and sets out the broad strategy and vision for development within the District up until 2026. The Core Strategy was adopted prior to the publication of the National Planning Policy Framework and carried forward the housing, employment and retail targets allocated to the District in the West Midlands Regional Spatial Strategy (WMRSS). The WMRSS was revoked in 2013 and Local Authorities are now required to set their own development plan targets.

Wyre Forest Adopted Site Allocations and Policies Local Plan (July 2013)

- 2.3 The Site Allocations and Policies Local Plan was formally adopted by the Council in July 2013 following Independent Examination which included a consistency assessment against the National Planning Policy Framework policies. This contains the detailed site allocations and their associated policies in order to meet the overarching Development Strategy. It also contains a number of generic Development Management policies.

Kidderminster Central Area Action Plan (July 2013)

- 2.4 The Kidderminster Central Area Action Plan was formally adopted by the Council in July 2013 following Independent Examination which included a consistency assessment against the National Planning Policy Framework policies. This contains detailed policies for sites within the central area of Kidderminster and has a strong focus on regeneration.

Supplementary Planning Documents/Supplementary Guidance

- 2.5 The District Council has found it helpful to prepare additional guidance to further clarify some of the Local Plan policies. These documents have been formally

adopted by the Council as Supplementary Planning Documents (SPD) and as such can be afforded material consideration.

2.6 Worcestershire County Council has also produced Supplementary Guidance in relation to Education Contributions, Landscape Character Assessment and a Green Infrastructure Strategy. These have been endorsed by the District Council and are therefore a material consideration against which planning applications should be assessed.

2.7 The table below relates to existing Supplementary Planning Guidance/Documents for the Wyre Forest District. They are capable of being a material consideration in determining planning applications.

Table 1: Existing Supplementary Planning Guidance/Documents

Document Title	Current Status	Brief Description	Relevant DPD
Wyre Forest Cycling Strategy	Adopted SPG (2002)	Proposed cycle route network & promotion of cycling	- Core Strategy - Site Allocations - KCAAP
Shop Front Design Guide within Historic Areas	Adopted SPG (2004)	Design Guidance for new, replacements or alterations to existing shop fronts in historic settings.	- Site Allocations
Severn Road Development Brief	Adopted SPG (2001)	Redevelopment Proposals for three sites on the eastside of Stourport on Severn town centre.	- Site Allocations
Bridge Street Basins Link Development Brief	Adopted SPD (2005)	Redevelopment proposals for a site on the east side of Stourport-on-Severn town centre linking Bridge Street and the Canal Basins.	- Site Allocations
Planning Obligations	Adopted SPD (September 2016)	Sets out the District Council's requirements for developer contributions.	- Core Strategy - Site Allocations - KCAAP
Churchfields Masterplan	Adopted SPD (2011)	Development brief for Churchfields area of Kidderminster as a key regeneration opportunity.	- Core Strategy - KCAAP
Landscape Character Assessment	Adopted SG (Dec 2011)	Detailed guidance on landscape character assessment for Worcestershire produced by WCC.	- Core Strategy - Site Allocations
Affordable Housing	Adopted SPD (July 2014)	Detailed guidance on applying the District's Affordable Housing policies.	- Core Strategy - Site Allocations - KCAAP
Design Guidance	Adopted SPD (June 2015)	Guidance for applicants and developers on design and local distinctiveness.	- Core Strategy - Site Allocations - KCAAP

3. REVIEW OF THE ADOPTED CORE STRATEGY AND PREPARATION OF A DISTRICT LOCAL PLAN

- 3.1 The remainder of this Project Plan will consider the preparation of new Local Plans which will form the Development Plan and these are set out in more detail in Appendix A (Programme Management Timetable),
- 3.2 Since the last review of the Local Development Scheme in November 2017, the Council has made the following progress in meeting its milestones:
- Consideration of all the consultation responses following the publication of the Local Plan “Preferred Options” document
 - Recommissioning and revision of the evidence base including a review of the Green Belt, preparation of a Infrastructure Delivery Plan, and an updated Objectively Assessed Housing Needs;
 - Facilitating progress on Neighbourhood Plan for Bewdley
- 3.3 During 2018-20 we anticipate that our resources will be concentrated on:
- Consideration of the Preferred Option consultation responses and preparation of the pre-submission document;
 - Undertake further evidence based work as the pre-submission document develops;
 - Updating the Infrastructure Delivery Plan in line with the emerging Local Plan.
 - Continue to amend the Local Plan in light of emerging Government policy

4. STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 4.1 The District Council’s first Statement of Community Involvement was formally adopted by the Council in April 2006. In February 2013 the District Council adopted a Revised Statement of Community Involvement in order to reflect changes to the regulations governing the preparation of Local Plans, the introduction of neighbourhood planning and changes to consultation on planning applications. The Revised Statement of Community Involvement provides a set of clear guidelines and minimum standards that the community and interest groups can expect when Local Plans are being prepared. It provides guidance on how

bodies carrying out neighbourhood planning should undertake consultation and sets out the methods of consultation the District Council will use when undertaking its statutory duties in relation to neighbourhood planning. The document also clarifies the community participation and public consultation arrangements for the determination of planning applications.

- 4.2 The SCI can be viewed on the Councils website here:
<http://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/statement-of-community-involvement.aspx>

5. LOCAL PLANS

2018 to 2020

District wide Local Plan

- 5.1 During 2015 we commenced a review of the Adopted Core Strategy. This started with an Issues and Options consultation in September 2015. This work stream will take the opportunity to produce a single District-wide Local Plan rather than continuing with three separate Development Plan Documents. This work, along with the fresh evidence generated within this process, will directly influence the development of a Local Plan “Pre-submission document”. The original intention had been to consult upon this document in mid-2018; however, due to the emerging legislative changes around the NPPF and PPG, the delay to publication of the standardised methodology figure and complexity of the evidence base, it has been necessary to further delay the Local Plan.
- 5.2 The Council will need to ensure the soundness of the Local Plan by ensuring compliance with the new NPPF and PPG when they become available. The key amendment to this document (Appendix 1) reflects this.

6. SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

- 6.1 SPDs provide further detail, guidance and clarification on specific areas of planning policy and development management within the Wyre Forest District.
- 6.2 The need for further SPDs will be monitored and kept under review during the 2018-20 time period and up to date information will be included in the Project Plan as and when necessary. Some of the Supplementary Planning Guidance relates to sites which are currently being developed out and will therefore be subject to review in the next LDS as developments are completed and they are no longer required.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The District Council is currently still considering the potential to bring forward a Community Infrastructure Levy (CIL) Charging Schedule for the area. CIL would allow the authority to raise funds from new developments and rates should be set in consultation with local communities and developers and will provide certainty up front about how much money developers will be expected to contribute.
- 7.2 Charging Authorities must produce a charging schedule setting out the levy's rate in their area, which must strike an appropriate balance between the desirability of funding infrastructure and the potential effects of the levy upon the economic viability of development across their area.
- 7.3 To progress a tariff we will require up to date evidence about the effect of the levy on economic viability to demonstrate that any proposed rate strikes an appropriate balance. The level of CIL charge must only be set on the basis of viability. A decision was made by Cabinet in 2013 to postpone progression on CIL and to consider it in line with the Local Plan Review. This position will be reviewed alongside the on-going development of the pre-submission document.

8. NEIGHBOURHOOD DEVELOPMENT PLANS

- 8.1 Neighbourhood Planning is central to the Government's Localism Agenda. The right to produce Neighbourhood Development Plans is introduced through the Localism Act 2011.
- 8.2 As the Local Planning Authority we must provide advice and assistance to Parish and Town Councils or Neighbourhood Forums in unparished areas, should they wish to bring forward a Neighbourhood Development Plan/Order for their area. We will take an active role in advising and supporting community groups, sharing evidence and information. This is proving to be a considerable draw on the

resources of the Planning Policy Section going forward and will need to be kept under review with regard to allocating additional staff resources to this function.

8.3 Under the Neighbourhood Planning Regulations it is the District Council's role to:

1. Determine applications for neighbourhood areas
2. Publish Neighbourhood Plans which are submitted to the District Council and notify relevant bodies of their receipt.
3. Organise an independent examination for a Neighbourhood Development Plan/Order
4. Organise a Local Referendum
5. Make the Neighbourhood Development Plan as part of our Development Plan for the District if a majority "yes" vote is secured at the referendum.

8.4 The District Council has four designated Neighbourhood Areas within the District:

- Chaddesley Corbett Parish
- Churchill and Blakedown Parish
- Bewdley Parish
- Upper Arley Parish

8.5 To date, there are two 'made' Neighbourhood Plans within the District. These are Chaddesley Corbett Parish Neighbourhood Plan, which was formally 'made' on 25th September 2014 and Churchill and Blakedown Parish Neighbourhood Plan which was formally 'made' on 26th July 2017. In addition to these made neighbourhood plans there are other communities in the early stages of preparing a Neighbourhood Plan.

8.6 The application for the designation of the Parish of Bewdley as a Neighbourhood Plan Area for the purpose of neighbourhood planning was approved on 10th June 2015, following a consultation held during April –

May 2015. The Qualifying Body is Bewdley Town Council, who have prepared a draft Neighbourhood Plan which went out to consultation during April and May 2018.

- 8.7 The application for the designation of the Parish of Upper Arley, as a Neighbourhood Area for the purpose of neighbourhood planning was approved on 24th July 2015, following a consultation held during May – June 2015. Upper Arley Parish Council and the Qualifying Body and are in the early stages of preparing their Neighbourhood Plan.
-

APPENDIX A – Programme for the preparation and review of Local Plan – June 2018

	2018											2019												2020											
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Local Plan Review	1	1	1	1	1	1	1	2	3	3	4	4	4	4	5	5	6	7	8	8	8	8	9	10											

Review point required after end of consultation, i.e. to assess number of responses received and resources required to deal with them.

Key

No/Colour	Stage
1	Development of Pre-Submission Plan
2	Cabinet approval of Pre-Submission Plan consultation
3	Pre-submission Plan Public Consultation
4	Consideration of consultation responses
5	Finalisation of submission plan
6	Full Council approval for submission to Secretary of State
7	Submission to Secretary of State
8	Independent Examination and Proposed Modifications consultation
9	Receipt of Inspector's Report
10	Council adoption of Local Plan

APPENDIX B – NEIGHBOURHOOD PLANS

Neighbourhood Plans in Wyre Forest District

The following table sets out the progress made to date by communities in preparing Neighbourhood Plans within the District. The Council's webpages at <http://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/neighbourhood-planning.aspx> will be updated as progress is made.

Communities with a Designated Neighbourhood Area	<ul style="list-style-type: none"> - Chaddesley Corbett Parish - Churchhill and Blakedown Parish - Bewdley Parish - Upper Arley Parish
Communities with a Published Draft Neighbourhood Plan	- Bewdley Parish (Pre-Submission draft version published April 2018)
Communities with a Draft Neighbourhood Plan Submitted for Examination	None
Communities with a Draft Neighbourhood Plan ready for, or at, Referendum	None
Communities with a 'Made' Neighbourhood Plan	<ul style="list-style-type: none"> - Chaddesley Corbett Parish - Churchill and Blakedown Parish

APPENDIX C – Profiles and Milestones

1. STATEMENT OF COMMUNITY INVOLVEMENT

Overview:

- **Role & Coverage:** Sets out how the District Council will involve stakeholders and the local community in the preparation of all Local Development Documents and the consideration of planning applications.
- **Coverage:** District-wide
- **Status:** Non Development Plan LDD
- **Conformity:** Regulations and requirements set out by Government and the District Council's Consultation Strategy 2004

Planning and Compulsory Purchase Act 2004 as amended

Key Milestones:

- REVIEWED: FEBRUARY 2013
- MONITOR THROUGH ANNUAL MONITORING REPORT AND REVIEW IF SIGNIFICANT LEGISLATIVE CHANGES OCCUR.

2. CORE STRATEGY

Overview:

- **Role & Coverage:** Strategic document setting out the vision and spatial planning framework for the District up to 2026. Includes generic strategy and core policies on subjects including housing; climate change and the environment; economy, town centres, local distinctiveness and transport infrastructure.
- **Coverage:** District-wide
- **Status:** Local Plan
- **Conformity:** Regulations and requirements set out by Government
National Planning Policy

Key Milestones:

- ADOPTED: DECEMBER 2010
- MONITOR AND REVIEW THROUGH ANNUAL MONITORING PROCESS.
- LOCAL PLAN REVIEW COMMENCED IN 2015 FOLLOWING EVIDENCE BASE COLLATION AND RENEWAL IN 2014.
- ISSUES AND OPTIONS CONSULTATION COMPLETED OCTOBER 2015.
- ADDITIONAL EVIDENCE BASE COMMISSIONS REQUIRED TO SUPPORT PREPARATION OF PREFERRED OPTION.
- COMPLETION OF PREFERRED OPTION DEVELOPMENT JUNE 2017
- PUBLIC CONSULTATION OF PREFERRED OPTIONS DOCUMENT UNDERTAKEN IN JUNE – AUGUST 2017.
- CONSIDERATION OF PREFERRED OPTIONS CONSULTATION RESPONSES COMMENCED IN SEPTEMBER 2017. THIS IS BEING FOLLOWED BY THE PREPARATION OF THE PRE-SUBMISSION DOCUMENT.

3. SITE ALLOCATIONS AND POLICIES LOCAL PLAN

Overview:

- **Role & Coverage:** Identifies the specific sites that will provide for the District's development needs in the period up to 2026, in conformity with the Adopted Core Strategy. It will also designate specific areas for protection/safeguarding during the plan period and include some generic development control policies.
- **Coverage:** District-wide
- **Status:** Local Plan
- **Conformity:** Regulations and requirements set out by Government
 - National Planning Policy
 - Core Strategy

Key Milestones:

- ADOPTED: JULY 2013
- MONITOR AND REVIEW THROUGH ANNUAL MONITORING PROCESS. INCORPORATE INTO DISTRICT WIDE LOCAL PLAN IN PARALLEL WITH CORE STRATEGY REVIEW.
- REVIEWED AS INTEGRAL PART OF PREFERRED OPTION PREPARATION AND ON-GOING LOCAL PLAN REVIEW PREPARATION.

4. KIDDERMINSTER CENTRAL AREA ACTION PLAN

Overview:

- **Role & Coverage:** To provide a detailed planning policy framework, which sets out the strategy and policies for the development of the town's central area, and helps to achieve this regeneration. The KCAAP will help to stimulate regeneration and investment in the town by providing certainty and confidence for potential investors, as well as providing the basis for co-ordinating the actions of a range of public and private sector partners.
- **Coverage:** Central Kidderminster including the Town Centre, Horsefair, Comberton Hill, Mill Street and Park Lane
- **Status:** Local Plan
- **Conformity:** Regulations and requirements set out by Government
 - National Planning Policy
 - Core Strategy

Key Milestones:

- ADOPTED: JULY 2013
- MONITOR AND REVIEW THROUGH ANNUAL MONITORING PROCESS. INCORPORATE INTO DISTRICT WIDE LOCAL PLAN IN PARALLEL WITH CORE STRATEGY REVIEW.
- REVIEWED AS INTEGRAL PART OF PREFERRED OPTION PREPARATION AND ON-GOING LOCAL PLAN REIVEW PREPARATION.



APPENDIX TWO

WYRE FOREST DISTRICT COUNCIL

STANDING PRE-APPLICATION ADVICE

RESIDENTIAL DEVELOPMENTS

Introduction

Wyre Forest District Council is currently undertaking a Local Plan Review, with adoption proposed by 2020. The revised Local Plan will include policies / allocate sufficient housing sites to meet the district's housing needs through until 2034.

The District Council acknowledges that in the interim period the District will still need to meet the requirements of paragraph 47 of the National Planning Policy Framework to deliver the necessary supply of housing. This is particularly the case if, at any stage, the Council is unable to meet the NPPF requirement of being able to demonstrate a 5 year supply of land for housing.

In order to provide a rational approach until the new Local Plan is adopted and to provide a degree of consistency in the decision-making process, the following Standing Advice is provided. Any promoters of planning applications for residential development should take account of this advice.

The Council welcomes and encourages early pre-application engagement on the development proposals on any proposed site. Further details and the relevant fees can be found at the following link;

<http://www.wyreforestdc.gov.uk/planning-and-buildings/planning-practice-notes-and-advice-leaflets/charging-for-permitted-development-and-pre-application-advice-guidance-note-6.aspx>



Standing Pre Planning Application Advice

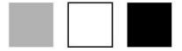
The Council continues to encourage planning applications for residential development that are in accordance with the Development Plan.

Where it is clearly demonstrated that there is a shortage in the deliverable supply of sites to meet the District Council's housing needs, planning applications for housing development on sites that do not meet the locational policy requirements in the adopted Local Plan should be accompanied by the following evidence / analysis as appropriate:

- How the application accords with the spirit (if not the letter) of the spatial vision for housing development in the District set out in the Local Plan; this includes an assessment of the scale of the proposal in relation to any settlement.
- How the application is judged to be sustainable development in terms of its likely economic, social and environmental benefits and adverse impacts.
- For sites allocated or protected for alternative land uses, within the urban areas of Kidderminster, Stourport and Bewdley or within defined village inset limits, how the use of the land for housing will outweigh adverse impacts of the loss of the allocated / protected use.
- For land within defined settlement limits but which falls outside the definition of 'previously developed land' (for example garden land), how the development can be brought forward without undue harm to the character, appearance and amenity of the area.
- For land within settlements which do not have a defined settlement limit, how the development can be brought forward without undue harm to the character, appearance and amenity of the area.
- On sites outside but adjacent to settlement limits how the integrity of landscape character will be maintained, how any important features of the landscape setting of settlements has been taken into account, and how any visual impact is proposed to be mitigated.
- For sites allocated as an 'Area of Development Restraint' (ADR) within the adopted Local Plan, why the site should be released in advance of the completion of the Local Plan Review including consideration of the harm that might arise by its early release.
- For sites that are identified as potential allocated housing sites within a draft of the Local Plan Review, why the site should be released in advance of the completion of the Local Plan Review including consideration of the harm that might arise by its early release.
- For any site within the Green Belt and any ADR site, the 'very special circumstances' that justify its release for housing.

In addition to the matters set out above, applications for planning permission that do not comply with the locational policies in the adopted development plan should take into account and make reference to:

- Supporting material that includes assessments against relevant parts of the up-to-date evidence base of the emerging Local Plan (for example landscape character assessments, heritage assessments etc).
- Where harm is identified, details of mitigation / compensation that will be delivered alongside the development.
- Relevant development management policies of the adopted Local Plan (for example, those dealing with heritage, ecology, flood risk, design, highways, parking, climate



change, renewable energy, drainage, green infrastructure, and open space, play, recreation and sports provision).

WYRE FOREST DISTRICT COUNCIL

Overview and Scrutiny Committee

Thursday 7th June 2018

Recommendations from the PACT Review Panel

The Panel had been established to undertake an in-depth review of the effectiveness of Partners and Communities Together (PACT) schemes in Wyre Forest.

The aims of the Panel were to:

- To identify how well PACT functions as a method to respond to residents' concerns
- To identify good practice
- To identify ways PACT could be improved

The Panel had met four times and views were sought from Inspector Jake Wright from West Mercia Police and the PACT Chairs. Inspector Wright and the PACT Chairs for Aggborough and Spennells, Blakebrook and Habberley South, Broadwaters, Franche and Greenhill attended one meeting of the Panel.

Views were also received, by means of a survey, from the Chairs of the PACT meetings for Aggborough and Spennells, Bewdley and Rock, Broadwaters, Offmore and Comberton, Oldington and Foley Park and Stourport-on-Severn.

A public consultation took place between 23 February 2018 and 29 March 2018. The consultation was launched with a news release and was supported throughout the consultation period by the use of social media and posters. The consultation was available to complete online with paper copies available at PACT meetings and on request from the Committee Section. Members of the Panel also helped to promote survey, for example in their ward newsletters. There were a total of 139 responses to the consultation.

Recommendations to the Overview and Scrutiny Committee:

- 1. That PACT overall should be noted as a useful method of community engagement for community safety purposes, and that it should continue but in an updated and more effective way.**
- 2. That the Community Safety & Partnerships Officer, Wyre Forest District Council and Inspector Jake Wright, West Mercia Police work together to consider the findings from the review and that a draft action plan is presented to a future Overview and Scrutiny Committee.**

Key Findings

To identify how well PACT functions as a method to respond to residents' concerns

- Overall, the Panel found that PACT no longer functions as effectively as it could as a response to residents' concerns.
- There are geographical areas which work better than others, such as Offmore and Comberton and Stourport.
- The PACT Chairs that attended the Panel meeting were very supportive of PACT. They felt they were supported in their role and didn't need any further assistance. However the number of attendees was relatively low and if the Chairs stood down the meetings could dwindle or come to a natural end.
- Overall it was found that the format of a formal meeting was no longer required and that alternatives should be sought.
- Communication, publicity and marketing of the meetings was found to be inconsistent across the district and requires improvement.

To identify good practice

- PACT taking place in venues where the public already have a presence, rather than the public coming purposefully for a meeting, seem to be the most effective.
- Community venues such as supermarkets, church halls/cafes were highlighted as effective venues.
- From desk top research a Practitioners Guide to PACT Meetings was found. The Panel felt that a Wyre Forest version would be useful.
- One of the Stourport PACT meetings was felt to be effective as it had been heavily promoted on social media and the meeting was live streamed.

To identify ways PACT could be improved

- Inspector Wright suggested that the agenda of PACT meetings could be split between residents bringing forward issues and then the police and partners sharing information with residents and asking for intelligence for example about drug misuse.
- One of the people the Panel spoke to was about to take over as a PACT Chair. They were also new to the PACT process. And weren't aware of how PACT should operate and would find it useful if there were some key principles that they could refer to. Desktop research found a 'Practitioners Guide to PACT Meetings' produced by South Wales Police, which could be tailored to Wyre Forest.
- The Panel appreciated that a one size fits all approach to PACT does not work for every area and this should be recognised in any future plans.

Overview & Scrutiny Committee Recommendation Tracking 2017/2018

Scrutiny Date	Recommendation	Cabinet Date	Decision	Action Taken
01/06/2017	Churchill and Blakedown Neighbourhood Plan The Churchill and Blakedown Neighbourhood Plan be made part of the Development Plan for Wyre Forest District.	14/06/2017 Agenda Item No. 8.2 26/07/2017 Council Agenda Item No. 12	In line with the recommendations from the Overview and Scrutiny Committee: Recommended to Council: That the Churchill and Blakedown Neighbourhood Plan forms part of the Development Plan for Wyre Forest District Council. Decision: The Churchill and Blakedown Neighbourhood Plan forms part of the Development Plan for Wyre Forest District Council.	The Churchill and Blakedown Neighbourhood Plan was made when it was formally adopted on 26th July 2017 and forms part of the Wyre Forest District Council's Development Plan.
01/06/2017	Wyre Forest District Local Plan Review (2016-2034): Preferred Options Consultation The Preferred Options consultation document be approved.	14/06/2017 Agenda Item No. 8.3	In line with the recommendations from the Overview and Scrutiny Committee: <ul style="list-style-type: none"> The Local Plan Review Preferred Options Consultation Paper be approved for the purposes of consultation in accordance with Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012. The Corporate Director: Economic Prosperity and Place be given delegated power in consultation with the Cabinet 	Public consultation was undertaken during the summer months of 2017 and events were well attended. In total nearly 5000 comments were received and are currently being considered by officers in preparation for the Local Plan Review and development of the pre-submission document.

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			<p>Member for Planning and Economic Regeneration to determine the final format and presentation of the papers.</p> <ul style="list-style-type: none"> The public consultation on the Preferred Options Consultation be undertaken in accordance with the Consultation Plan attached at Appendix 2 to the report to Cabinet. 	
01/06/2017	<p>Strategies for the Capital Portfolio Fund and Loans to Third Parties</p> <p>The strategies for investing through the Capital Portfolio Fund and through Loans to Third Parties be adopted.</p>	14/06/2017 Agenda Item No. 8.1	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>The strategies set out in Appendix 1 and Appendix 2 of the report to Cabinet be adopted.</p>	<p>Work with Mazars and KPMG to progress work around due diligence, governance and financial viability model for business case analysis completed. Property Investment Manager in post. Revised Capital Strategy including revised Strategy for Capital Portfolio Fund taken following revised MHCLG Guidance in Feb 2018 taken to Overview and Scrutiny in March 2018 (see below). First business case proposals for potential purchases taken in March 2018.</p>
06/07/2017	<p>Kidderminster Town Centre Business Improvement District</p> <p>The findings of the initial feasibility study are sufficient to proceed to stage 2 of the BID Development process.</p>	11/07/2017 Agenda Item No. 9.2	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>1.1 The findings of the initial Feasibility Study are sufficient to proceed to the next stage of the BID project;</p> <p>1.2 Delegated authority be granted to the Corporate Director, Economic Prosperity & Place in</p>	<p>Mosaic appointed.</p> <p>The BID Proposal is now moving forward to support its final stage with the development of the BID; BID Task Group formed business plan expected to be published by 31st May 2018 and draft Business Plan in preparation prior to proposed ballot in the Ballot to be held during June/ July 2018.</p>

			<p>consultation with the Solicitor to the Council, Corporate Director; Resources together with the Cabinet Members for Planning & Economic Regeneration and Resources to:</p> <ol style="list-style-type: none"> Agree the final BID boundary for Kidderminster Town Centre in consultation with the BID Shadow Board; Agree the Business Plan in relation to the establishment of a BID in consultation with the BID Shadow Board; Upon agreeing the Business Plan, to proceed to ballot upon; and upon achieving the necessary outcome from the BID ballot to proceed to formally establish the BID including the entering into of all necessary documentation to create the operating body for the BID. Exercise the Council's vote in support of the proposed BID in the ballot in respect of the hereditaments in the Council's ownership/occupation within the BID area. 	
06/07/2017	Strategic Facilities & Asset Management Plan (including Wyre Forest House Tenancy Management & Marketing Strategy)	11/07/2017 Agenda Item No. 9.1	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>The Strategic Facilities & Asset</p>	<ul style="list-style-type: none"> Support provided for Depot 2020 Project Register maintained for statutory building compliance

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			<p>to procure a due diligence 'health check' assessment of the draft Articles of Association, Shareholders Agreement, Strategy for Loans to Third Parties and the Investment Strategy for the Capital Portfolio Fund be granted;</p> <p>1.3 Delegated authority to the Corporate Director; Resources in consultation with the Corporate Director: Economic Prosperity & Place, Solicitor to the Council and Cabinet Member for Resources to procure a financial business plan for the LATC, including an investment market analysis be granted;</p> <p>1.4 Following the completion of 1.2 & 1.3 above to receive a final business case and report to agree the establishment of the Local Authority Trading Company.</p>	<p>Part of Mazars procurement included financial business plan & modelling.</p> <p>Final documentation reported as part of the full business case for establishing the LATC.</p>
06/07/2017	<p>Housing Enforcement Policy Update The Housing Enforcement Policy 2017 as set out in appendix 1 of the report, be adopted.</p>	11/07/2017 Agenda Item No. 10.1	<p>In line with the recommendations from the Overview and Scrutiny Committee: The updated Housing Enforcement Policy 2017 incorporating civil penalty matrix framework for assisting</p>	<p>The Housing Enforcement policy is now in operation and civil penalties have been used against landlords in relation to Houses in Multiple Occupation.</p>

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		26/07/2017 Council EXEMPT Agenda Item No. 15	funded as set out in the report, with a reservation that expenditure is subject to the final business case and subsequent delegated decision whether or not to proceed. Decision: The Capital Programme be amended to include the potential purchase of the units funded as set out in the exempt Cabinet report, with a reservation that expenditure is subject to the final business case and subsequent delegated decision whether or not to proceed.	
07/09/2017	Annual Report on Treasury Management Service and Actual Prudential Indicators 2016/17 1. Approve the actual 2016/17 prudential and treasury indicators. 2. Note the annual treasury management report for 2016/17.	27/09/2017 Council Agenda Item No.12	1. The actual 2016/17 prudential and treasury indicators be approved. 2. The annual treasury management report for 2016/17 be noted.	Prior years treasury management performance and activities noted and ongoing day to day management of treasury management activities in accordance with approved Council policies.
07/09/2017	Wyre Forest Health and Wellbeing Plan Update The Wyre Forest Health and Wellbeing Strategy and Health Action Plan 2017/21, as set out at Appendix 2 of the report, be approved.	20/09/2017 Agenda Item No. 12.1	The Wyre Forest Health and Wellbeing Strategy and Health Action Plan 2017/21, as set out at Appendix 2 of the report to the Overview and Scrutiny Committee, be approved.	Ongoing delivery of the Wyre Forest Health and Wellbeing Strategy and Health Action Plan. Update report to be taken to O&S in Sept/Oct 2018.
07/09/2017	Climate Change Update The Climate Change Action Plan 2017/18, as set out at Appendix 2 of the report, be approved.	20/09/2017 Agenda Item No. 12.1	The Climate Change Action Plan 2017/18, as set out at Appendix 2 of the report to the Overview and Scrutiny Committee be approved.	Ongoing delivery of the Wyre Forest Climate Change Action Plan. Update report to be taken to O&S in Sept/Oct 2018.

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07/09/2017	Compulsory Acquisition of Land & Properties & Empty Property Strategy The principle of utilising more fully the powers to force the acquisition and sale of vacant land and properties, and the adoption of the updated Empty Property Strategy, be supported.	20/09/2017 Agenda Item No. 8.1	In line with the recommendations from the Overview and Scrutiny Committee: 1.1 The principle of the use of compulsory purchase powers under s17 of the Housing Act 1985 and s226(1)(a) of the Town & Country Planning Act 1990 to acquire vacant and /or under used land and empty properties be approved, subject to reports being received and approved on an individual case by case basis. 1.2 The Empty Property Strategy 2017-22; be approved.	Report and Strategy agreed by Cabinet. Officers are now considering the use of CPO in regard to empty homes where they meet the requirements of the Empty Homes scoring matrix, enshrined in the Empty Homes Strategy. During 2017 / 18 there was decrease of 131 empty properties.
07/09/2017	Public Space Protection Order (PSPO) 1. In response to the positive support for measures to control dogs, a Public Spaces Protection Order (PSPO) is made in the Wyre Forest District, under powers contained within the Anti –Social Behaviour, Crime and Policing Act 2014, commencing 1 October 2017 for a period of 3 years on the basis set out in the report. 2. The fixed penalty amount shall be £100 for each notice issued. 3. Further consideration be given to limiting the number of dogs one person may have under their control	20/09/2017 Agenda Item No. 7.1	In line with recommendations 1 and 2 from the Overview and Scrutiny Committee: 1.1 In response to the positive support for measures to control dogs, a Public Spaces Protection Order (PSPO) be made in the Wyre Forest District, under powers contained within the Anti– Social Behaviour, Crime and Policing Act 2014, commencing 1 October 2017 for a period of 3 years on the basis set out in the report to Cabinet. 1.2 The fixed penalty amount shall	<ul style="list-style-type: none"> • Following introduction a two phased 6 month enforcement plan was introduced as follows: • October – December 2017 – focussed public education campaign around PSPO and Dog Control Orders • January – March 2018 – focussed public warning campaign • April 2018 onwards – active enforcement • Key Data: <ul style="list-style-type: none"> ➤ 16 – Warnings • 14 FPNs issued <ul style="list-style-type: none"> ➤ 3 - Dog Fouling ➤ 6 - Dog off Lead

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	at a time.		be £100 for each notice issued.	<ul style="list-style-type: none"> ➤ 4 - Bags ➤ 1 – Dog of Lead • Active high profile press campaign • Education leaflet produced
07/09/2017	Open Space, Playing Pitch and Sports Built Facilities Strategies The Open Space, Playing Pitch and Built Facilities Strategies be approved.	14/11/2017 Agenda Item No. 7.1	In line with the recommendations from the Overview and Scrutiny Committee: The Open Space, Playing Pitch and Sports Built Facilities Strategy be agreed as evidence to inform the emerging Local Plan and Infrastructure Delivery Plan and as documents to support the delivery of outdoor provision across the district.	The strategy will be used to inform the Local Plan evidence base and will be updated once a final list of sites has been agreed.
05/10/2017	Overview and Scrutiny Work Programme The Council's constitution be amended to incorporate the additions to the work programme as set out in paragraph 3.2 of the report.	23/05/2018 Council Agenda Item No.14	The procedure rules for scrutiny committees in section 10 of the Constitution be amended as follows: Add at the end of paragraph 1.10: "Except in the case of the Local Plans Review Panel and any other review panel where full Council appoints the chairman, the chairman of each review panel shall be appointed by the Overview and Scrutiny Committee from among the members of that Committee."	Constitution updated. New procedure rules to be implemented for all new review panels.
02/11/2017	Treasury Management Strategy Statement and Annual Investment Strategy Mid-year Review Report 2017-18	13/12/2017 Council Agenda Item No.13a	The Treasury Management Mid-year Review and updated Prudential Indicators be approved	Ongoing day to day management of treasury management activities in accordance with approved Council policies.

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	To approve the Treasury Management Mid-year Review and updated Prudential Indicators			
02/11/2017	Local Plan Project Timetable 1. The Local Plan Project Timetable, as set out at Appendix 1 of the report, be approved. 2. The Pre-submission Plan Public Consultation be for an 8 week period to ensure adequate time for engagement, commencing as soon as possible following Cabinet approval in June 2018.	14/11/2017 Agenda Item No.7.2	In line with the recommendations from the Overview and Scrutiny Committee: 1. The proposed revised Local Development Scheme Project Plan 2017 – 2019 as set out in Appendix 1 of the report to Cabinet be adopted. 2. The Pre-submission Plan Public Consultation be for an 8 week period to ensure adequate time for engagement.	1. Local Plan revised timetable agreed by Cabinet. 2. Amended in the project plan timetable. The project plan and LDS were amended to reflect the changes proposed. Consultation hasn't yet commenced on the pre-submission document.
02/11/2017	Planning for the Right Homes in the Right Places – Consultation Response The minor wording changes to the draft responses be incorporated in the Council's formal responses to the consultation.	Dealt with Under Strong Leader Delegation 07/11/2017		Response agreed by Cabinet and forwarded to CHLG. Consultation response was submitted.
02/11/2017	Review of Joint Municipal Waste Management Strategy (JMWMS) for Herefordshire and Worcestershire 2004 – 2034 The Joint Municipal Waste Management Strategy (JMWMS) for Herefordshire and Worcestershire 2004 – 2034, be approved.	14/11/2017 Agenda Item No.8.1	In line with the recommendations from the Overview and Scrutiny Committee: The addendum to the Joint Municipal Waste Management Strategy for Herefordshire and Worcestershire 2004 to 2034 attached at appendix 1 of the report to Cabinet be approved.	<ul style="list-style-type: none"> • The partnership provides some important benefits to WFDC and the wider group members • Senior Officers liaison to undertake a strategic shared work programme • Forum for Portfolio Holders across the partnership to meet and discuss strategic issues • The partnership continues to bring together a shared collection methodology, strategic thinking

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				<p>and pooled resources to meet the constant challenges from EU Legislation and the drive towards a sustainable future / environment</p> <ul style="list-style-type: none"> • The partnership has been able to pool all performance targets: <ul style="list-style-type: none"> ➤ 41.85%: Recycling ➤ 42.13%: Recovery ➤ 0.02%: Reuse ➤ 16%: Landfill
02/11/2017	<p>Depot 2020 Masterplan – Improve and Invest</p> <p>Option B be taken forward for investing in and improving the Green Street site.</p>	<p>14/11/2017 Agenda Item No.10.1</p> <p>13/12/2017 Council Agenda Item No. 13b</p>	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>1.1 Option B as the basis for investing at the Green Street site; be approved;</p> <p>1.2 Recommend to Council that the capital programme be amended to reflect the cost of Option B as set out in the confidential financial appraisal in Appendix 3 of the report to Cabinet;</p> <p>+ 1.3 to 1.6 (as detailed in the Cabinet decision list)</p> <p>Decision:</p> <p>The capital programme be amended to reflect the cost of Option B as set out in the financial appraisal in Appendix 3 of the exempt report to Cabinet.</p>	<p>Capital Programme update actioned and included for February 2018 Budget Council meeting</p>

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07/12/2017	Asset Exchange, Kidderminster The proposed exchange of land be agreed.	07/02/2018 Agenda Item No. 11.1	In line with the recommendations from the Overview and Scrutiny Committee: The proposed asset transfer as set out in paragraphs 2.1 to 2.6 of the confidential report to Cabinet be agreed.	Cabinet agreed principle of asset transfer.
01/02/2018	Community Led Housing Pledge The Council supports the principles of Community Led Housing; and that the Community Led Housing ledge and related policy are approved.	07/02/2018 Agenda Item No. 8.2	In line with the recommendations from the Overview and Scrutiny Committee: 1.1 The principles of Community Led Housing be supported; and 1.2 the Community Led Housing Pledge and related policy be agreed.	The pledge was implemented and published.
01/02/2018	Treasury Management Strategy 2018-19 1. Approve the restated Prudential Indicators and Limits for the financial years 2018-19 to 2020-21 included in Appendix 3 of the report. These will be revised for the February 2018 Council meeting, as per paragraph 7.3 of this report, following any changes to the Capital Programme brought about as part of the budget process other than those proposed by Cabinet on 19th December 2017. <u>(The revisions have been made and are reflected in the schedule that follows for Council approval).</u> 2. Approve the updated Treasury Management and Investment Policy	21/02/2018 Council Agenda Item No. 12a	1. The restated Prudential Indicators and Limits for the financial years 2018-19 to 2020-21 included in Appendix 3 of the report to the Overview and Scrutiny Committee be approved. These have been revised for the February 2018 Council meeting, as per paragraph 7.3 of the report, following changes to the Capital Programme brought about as part of the budget process other than those proposed by Cabinet on 19th December 2017. 2. The updated Treasury Management and Investment Policy and Strategy	Revised Treasury Management Service Strategy implemented from 1st April 2018.

	<p>and Strategy Statements for the period 1st April 2018 to 31st March 2019 (the associated Prudential Indicators are included in Appendix 3 of the report and the detailed criteria is included in Section 10 and Appendix 5).</p> <ol style="list-style-type: none"> 3. Approve the Minimum Revenue Provision (MRP) Statement that sets out the Council's policy on MRP included in Appendix 1 of the report. 4. Approve the Authorised Limit Prudential Indicator included in Appendix 3 of the report. 5. Approve the adoption of the policy statement at section 10.2 covering non-treasury investments. 		<p>Statements for the period 1st April 2018 to 31st March 2019 (the associated Prudential Indicators are included in Appendix 3 of the report and the detailed criteria is included in Section 10 and Appendix 5) be approved.</p> <ol style="list-style-type: none"> 3. The Minimum Revenue Provision (MRP) Statement that sets out the Council's policy on MRP included in Appendix 1 of the report be approved. 4. The Authorised Limit Prudential Indicator included in Appendix 3 of the report be approved. 5. The adoption of the policy statement at section 10.2 covering non-treasury investments be approved. 	
01/02/2018	<p>Establishing a Group Structure of Local Authority Trading Companies The Final Business Case and consequential establishment of a holding company and a development company be agreed.</p>	07/02/2018 Agenda Item No. 9.1	<p>In line with the recommendations from the Overview & Scrutiny Committee:</p> <ol style="list-style-type: none"> 1.1 The Full Business Case for establishing a Group Structure of Local Authority Trading Companies and to proceed to the formation of the proposed Holding and Development Companies at Companies House under the Companies Act 2006 be agreed; 1.2 The finalisation of the 	Final full business case agreed by Cabinet. Company in course of Registration.

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		<p>Articles of Association and Shareholders Agreements for all the trading companies, be delegated to the Corporate Director: Economic Prosperity & Place in consultation with the Solicitor to the Council, the basis of which is contained in Appendices 5 & 6 of Appendix 1 to the report.</p> <p>1.3 Delegated authority be given to the Corporate Director: Economic Prosperity & Place in consultation with the Solicitor to the Council and the Leader of the Council to make appointments to the Boards of the companies in accordance with the Articles of Association and Shareholder Agreement and to appoint an Independent Chairman to the Holding Company;</p> <p>1.4 The schedule of responsibilities for decision taking set out in Appendix 7 of Appendix 1 to the report be agreed;</p> <p>1.5 Delegated authority be given to the Corporate Director: Economic Prosperity & Place in consultation with the Corporate Director: Resources and the Solicitor to the Council authority to agree and/or implement any other matter expedient to the</p>	<p>Delegation discharged to make Board appointments.</p>
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		21/02/2018 Council Agenda Item No. 12b	<p>establishment of the companies.</p> <p>1.6 All future Right to Buy receipts received from The Community Housing Group are directed to the Evergreen Investment Fund for use in supporting investments and the development of new residential properties either by the Council or through the companies be agreed.</p> <p>Recommend to Council:</p> <p>1.7 That the allocation of Right to Buy receipts identified at 1.6 above be agreed for use through the Evergreen Investment Fund to support investments and new residential developments undertaken by the Council or through its companies.</p> <p>Decision:</p> <p>The allocation of Right to Buy receipts identified at paragraph 2.6 in the report to Cabinet be agreed for use through the Evergreen Investment Fund to support investments and new residential developments undertaken by the Council or through its companies.</p>	Agreed by Council.
01/03/2018	<p>Acquisition of Land in Broadwaters Ward</p> <p>1. The Council makes a Compulsory Purchase Order ('CPO') to acquire The Order' land as detailed. This will be subject to:</p>	27/03/2018 Agenda Item No. 8.1	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>If satisfactory progress has not been made to acquire the land at Radford Avenue described in the</p>	Cabinet agreed use of CPO if failure to negotiate sale by private treaty within 3 months.

	<ul style="list-style-type: none"> • A business case being agreed to acquire 'The Order' Land and develop the wider site utilising the 'Capital Portfolio Fund' • Planning permission being granted for a scheme which encompasses the land. 		<p>report to Cabinet through private treaty within three months of this decision:</p> <p>1.1 The Council makes a Compulsory Purchase Order ("CPO") under section 226(i) (a) of the Town and Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 for the acquisition of the land and new rights within the areas shown edged on the attached Plan for the purpose of securing the redevelopment of the land.</p> <p>1.2 The Corporate Director: Economic Prosperity and Place in consultation with the Solicitor to the Council be authorised to:</p> <p>1.2.1 Take all necessary steps to secure the making, confirmation and implementation of the Compulsory Purchase Order, including the publication and service of all notices and the presentation of the Council's case at any Public Inquiry.</p> <p>1.2.2 Acquire interests in land and new rights within the</p>	
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			<p>Compulsory Purchase Order either by agreement or compulsorily.</p> <p>1.2.3 Approve agreements with land owners setting out the terms for the withdrawal of objections to the Order, including, where appropriate, seeking exclusion of land from the Order and/or making arrangements for relocation of occupiers.</p> <p>1.3 The Corporate Director: Economic Prosperity and Place in consultation with the Cabinet Member for Planning & Economic Regeneration be given delegated authority to determine the most appropriate method by which the site will be developed in a timely manner, whether by the Council or through disposal.</p>	
01/03/2018	<p>Acquisition of Land in Areley Kings and Riverside Ward</p> <p>That the Council:</p> <p>1.1 Considers the future use of Compulsory Purchase Powers to acquire land at Severn Road, Stourport (known as the Carpets of Worth Land), to bring the land for residential led development, with the</p>	27/03/2018 Agenda Item No. 8.2	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>1.1 The following be agreed:</p> <ul style="list-style-type: none"> • The principle of acquiring the subject land through 'Private Treaty' negotiation. • The principle of using CPO powers to acquire the land, should 'Private Treaty' 	Cabinet agreed to the procurement of a development partner in advance of receiving a report regarding use of CPO powers.

	<p>potential of also incorporating a medical centre.</p> <p>1.2 Agrees to the identification and selection of a 'Development Partner' that the Council can work with to successfully deliver housing.</p>		<p>negotiations prove to be unsuccessful. (A more detailed report would be submitted should the use of CPO Powers be requested)</p> <ul style="list-style-type: none"> • Authorise the procurement of a 'Development Partner' to whom the Land would pass upon acquisition. <p>1.2 Delegated authority be given to the Corporate Director: Director Economic Prosperity and Place in consultation with the Solicitor to the Council and the Cabinet Member for Planning & Economic Regeneration to:</p> <p>1.2.1 Enter into negotiations for the acquisition of land at the former Carpets of Worth, Severn Road, Stourport on Severn.</p> <p>1.2.2 Procure and appoint a suitable 'Development Partner' to work with the Council to acquire the Land including agreeing the evaluation model for procuring such a development partner based on financial advantage, deliverability and securing planning policy objectives and appointing based on</p>	
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			<p>the outcome of the evaluation.</p> <p>1.3 Once a Development Partner has been identified and subject to the submission to Cabinet of a detailed report for approval, the principle of future use of Compulsory Purchase Powers over land at the former Carpets of Worth, Severn Road, Stourport-on-Severn in the event that the current landowner is unwilling to dispose of the Land.</p>	
22/03/2018	<p>Capital Strategy 2018-21 Recommend to Cabinet to recommend to Council to:</p> <p>1.1 Approve the Capital Strategy 2018-21 including the associated Quantitative Indicators in Appendix 1 and the updated Strategy for Capital Portfolio Fund set out in Appendix 2 of the report to the Overview & Scrutiny Committee;</p> <p>1.2 Approve the limits for gross debt of non treasury investments compared to net service expenditure and for commercial income as a percentage of net service expenditure as set out in Appendix 1 of the report to the Overview & Scrutiny Committee;</p> <p>1.3 Approve the limits for loan investments as set out in Section</p>	27/03/2018 Agenda Item No.7.1	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>Recommend to Council:</p> <p>1.1 The Capital Strategy 2018-21 including the associated Quantitative Indicators in Appendix 1 and the updated Strategy for Capital Portfolio Fund set out in Appendix 2 of the report to Cabinet be approved.</p> <p>1.2 The limits for gross debt of non treasury investments compared to net service expenditure and for commercial income as a percentage of net service expenditure as set out in Appendix 1 of the report to</p>	Ongoing day to day management of Capital Strategy activities with particular regard to Capital Portfolio and Development Loans Fund schemes is in accordance with approved Council policies.

	5.1 of the report to the Overview & Scrutiny Committee.	Council 23/05/2018 Agenda Item No. 20(a)	<p>Cabinet be approved.</p> <p>1.3 The limits for loan investments as set out in Section 5.1 of the report to Cabinet be approved.</p> <p>Decision:</p> <p>1.1 The Capital Strategy 2018-21 including the associated Quantitative Indicators in Appendix 1 and the updated Strategy for Capital Portfolio Fund set out in Appendix 2 of the report to Cabinet be approved.</p> <p>1.2 The limits for gross debt of non treasury investments compared to net service expenditure and for commercial income as a percentage of net service expenditure as set out in Appendix 1 of the report to Cabinet be approved.</p> <p>1.3 The limits for loan investments as set out in Section 5.1 of the report to Cabinet be approved.</p>	
22/03/2018 EXEMPT	<p>Lion Fields Parcel Two: Former Magistrates Court – Development Proposals</p> <p>The proposal as set out at 4.1 of the EXEMPT report to the Overview & Scrutiny Committee.</p>	27/03/2018 EXEMPT Agenda Item No. 11.3	<p>In line with the recommendations from the Overview and Scrutiny Committee:</p> <p>Delegated authority be given to the Corporate Director: Economic Prosperity and Place, in consultation with the Solicitor to the Council and Corporate Director: Resources and Cabinet Member for Planning and Economic Regeneration to take all</p>	Officers are now exploring options for the procurement of a development partner suitable developer to bring forward the redevelopment re-development of the site Parcel Two of Lion Fields.

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			necessary action to deliver a viable redevelopment scheme as set out in the confidential report to Cabinet.	
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2018-2019 Work Programme

June 2018

“How are we doing?” Q4 update (Housing and Planning)
Wyre Forest District Local Plan Review: Revised Local Development Scheme (Project Plan 2018-2020)
Recommendations from the PACT Review Panel
Tracking Recommendations 2017/2018

July 2018

Nominations for the Treasury Management Review Panel
Recommendations from the Affordable Housing Review Panel
Strategies for the Capital Portfolio and Loans to Third Parties
Lionfields Future Phases Development
Refresh of Kidderminster Local Development Order
EXEMPT Acquisition of Land in Blakebrook & Habberley South Ward
EXEMPT Investment Proposal in Foley Park & Hoobrook Ward

September 2018

“How are we doing?” Performance update
Annual Report on Treasury Management Service and Actual Prudential Indicators 2017/18

November 2018

“How are we doing?” Performance update
Treasury Management Mid Year Report
Asset Transfer of Spennells Changing Rooms and adjacent parcel of public open space

February 2019

“How are we doing?” Performance update
Treasury Management Report for 2019/20

Review Panels

September – November 2018: Review of service standards for highways maintenance inc grass cutting / weed control

May – July 2018: Review of civil enforcement issues - PSPO

October – December 2018: Review of civil enforcement issues - Parking