

FORM 1

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, Cllr Marcus Hart, as Strong Leader, delegate the decision Wyre Forest District Council response to the SWDPR – Issues and Options Consultation Document, as detailed in the Forward Plan to the Cabinet Member detailed below:

Cabinet Member for Housing, Health and Well-being

6th December, 2018 .

Dated:

Signed:

.....
Leader of the Council

FORM 2


NOTICE OF DECISION OF CABINET MEMBER

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to *me / by the Leader* (delete as appropriate), I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Wyre Forest District Council response to the SWDPR – Issues and Options Consultation Document	The consultation comments in Appendix 1 are approved	As a neighbouring local authority, Wyre Forest has been invited by the South Worcestershire LA's to comment on the SWDPR Issues and Options document. Appendix 1 sets out the council's response of which future housing and employment allocations are of the most importance.	6th December 2018

I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.

Dated: 6/12/2018
Signed: 

Councillor Ian Hardiman, Cabinet Member for Housing, Health and Well-being

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

South Worcestershire Development Plan Review (SWDPR) Issues and Options Consultation

OPEN	
DIRECTOR:	Mike Parker
CONTACT OFFICER:	Daniel Atiyah
APPENDICES:	Wyre Forest District Council response to the SWDPR – Issues and Options Consultation Document

1. PURPOSE OF REPORT

- 1.1 To agree the consultation comments to be submitted to the South Worcestershire Local Authorities in response to their SWDPR Issues and Options consultation document.

2. RECOMMENDATION

The Cabinet Member is asked to DECIDE that:

The consultation comments in Appendix 1 are approved.

3. BACKGROUND

- 3.1 The South Worcestershire Development Plan (SWDP) is in the process of being reviewed by the South Worcestershire Local Authorities. This is consistent with national policy in that local plans should be updated every five years. This will result in an updated plan period to 2041.

The SWDPR Issues and Options document was published for consultation in November 2018. The Issues and Options consultation period started on 5th November and closes on 17th December 2018.

- 3.2 As both Malvern Hills and Wychavon District are neighbouring local authorities, Wyre Forest has been invited to respond to the Issues and Options consultation. This is to comply with Duty to Co-operate.
- 3.3 Wyre Forest District has significant linkages with South Worcestershire in terms of employment, transport and economic development.

4. KEY ISSUES

- 4.1 The policy specific comments are set out in the consultation response in Appendix 1.
- 4.2 The key issues include the following:

- Future housing allocation within the SWDPR and potential increased demand on infrastructure within Wyre Forest District.
- Future employment allocation within the SWDPR and potential increased demand on infrastructure within Wyre Forest District.
- Updated Green Belt review within the SWDPR and the impact to Wyre Forest District.

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications directly arising from this response.

6. LEGAL AND POLICY IMPLICATIONS

6.1 Duty to Co-operate and Statement of Common Ground.

7. EQUALITY IMPACT NEEDS ASSESSMENT

7.1 Not applicable.

8. RISK MANAGEMENT

8.1 If the Council fails to respond to this consultation it runs the risk of not engaging in the process to shape the future South Worcestershire Local Plan and its impact upon the Wyre Forest district.

9. CONCLUSION

9.1 As a neighbouring local authority, Wyre Forest has been invited by the South Worcestershire LA's to comment on the SWDPR Issues and Options document. Appendix 1 sets out the council's response of which future housing and employment allocations are of the most importance.

10. CONSULTEES

10.1 Corporate Leadership Team.

11. BACKGROUND PAPERS

11.1 South Worcestershire Development Plan Review (SWDPR)
http://www.swdevelopmentplan.org/?page_id=13748

11.2 The Adopted South Worcestershire Development Plan (SWDP)
http://www.swdevelopmentplan.org/?page_id=12262

12. APPENDIX 1

12.1 Wyre Forest District Council consultation response to the SWDPR Issues and Options Consultation Document.

Wyre Forest District Council Response to the South Worcestershire Development Plan Review (SWDPR) Issues and Options Consultation

1 Thank you for the opportunity to comment on the South Worcestershire Development Plan Review Issues and Options Consultation document.

2 Wyre Forest District Council welcomes the discussion of housing need within South Worcestershire. It is recognised that the overall quantum of development within South Worcestershire is to increase from 1,183¹ per annum from the existing adopted 2006-2030 development plan, to 1,232² per annum for the new plan period up to 2041. The analysis also indicates a housing shortfall of 391 per year.

3 In reference to option 1 of the Overall Development Strategy more weight should be given towards the most sustainable development, in line with the revised NPPF. Locating development throughout South Worcestershire as outlined in option 1B may be the least sustainable option, in comparison to option 1D of instigating Large Urban Extensions on existing transport corridors. Wyre Forest District agrees that option 1C of increasing densities through regeneration will not be sufficient alone to meet all the development needs of South Worcestershire.

4 The council accepts that the Government's standardised methodology for calculating housing need will result in additional allocation of housing sites in South Worcestershire. However the Council would have serious concerns if future development were to result in adverse pressure on existing infrastructure that is important to Wyre Forest District, particularly in the area of Stourport-on-Severn. The SWDPR call for sites map indicates that the site at Astley Cross directly bordering Wyre Forest District is being considered. It is noted that this site has previously been refused under application 17/00142/OUT. Further development is currently pending decision in Astley Cross under application 17/01710/FUL for 57 dwellings. Any further development in this area will put increased pressure on the local road network and additionally traffic into Stourport-on-Severn. The area has only one access bridge over the river Severn; increased traffic could worsen the air quality and result in an Air Quality Management Area. Therefore, any potential site allocations near to the Areley Kings area of Stourport-on-Severn would need to be assessed in terms of traffic impact and WFDC would expect to be consulted at the earliest opportunity.

5 It is also noted that in the SWDPR call for sites maps there are several sites located within the village of Hartlebury. It is recognised that Hartlebury has a railway station, but development could still put additional pressure on the transportation and infrastructure within Stouport-on-Severn. The impact would need to be tested through transport modelling to inform the Local Plan.

6 It will be important for the South Worcestershire Local Authorities to engage with Worcestershire County Council to establish what improvements to highways and other infrastructure will be required in order to support housing growth. These infrastructure improvements will need to be brought forward in a timely way, before significant development has been undertaken.

7 Wyre Forest District Council supports the Green Belt review as part of the plan making process. Protecting Green Belt land in order to prevent urban sprawl by keeping land permanently open is retained within the revised National Planning Policy Framework³. The council notes that the Green Belt Parcels bordering Wyre Forest District (Parcels NW1-4, & NW6) are classified as having a

¹ Housing Need in South Worcestershire, Arc 4 (October 2018). Table 1.4, p9

² Housing Need in South Worcestershire, Arc 4 (October 2018). Table 1.3, p5

³ National Planning Policy Framework (July 2018). Paragraphs 133-147

contribution or significant contribution to the Green Belt⁴. It is also noted that Hartlebury Trading Estate is recommended to be inset within the Green Belt⁵. This is located near the district boundary and is a significant employer to Wyre Forest residents.

8 The council welcomes the development of the Worcestershire Parkway Station, which will offer greater services and access to the wider Worcestershire area. This will provide an ideal growth node consistent with option 1A of the Issues and Options Consultation, and that the plan should consider a significant settlement to take advantage of the excellent connectivity this station will enjoy. This area will be more of a sustainable and accessible location than the proposed sites near to Areley Kings, which are sited further away from a railway station.

9 The council notes that the majority of employment land is to be allocated within the Wychavon District. The revised supply of employment land for the 2018-2041 period allocated 189.8 hectares of land to Wychavon, 35 ha to Worcester and 70 ha to Malvern Hills⁶. The recent report from Midlands Connect on the potential conversion of the A46 as an express dual carriageway may help to alleviate the expected increase in traffic⁷.

10 Although Wyre Forest District has close linkages to the South Worcestershire Area, it is concluded in the WFDC Employment Land Review (Oct 2018) that Wyre Forest District is a self contained functional economic market area with the majority of residents working within the district. The district is to allocate 29 ha of employment land in the pre submission Local Plan in the 2016-2036 period. Although it is noted that the SWDP currently has a deficit of 162.9⁸ ha employment land in its plan period, Wyre Forest district is a self contained functional economic market area and the local plan allocation is based on this only. Wyre Forest will continue to promote economic development through the Worcestershire LEP.

11 Wyre Forest would welcome the SWDPR to promote the use of electric vehicles by requiring all new residential and employment development to have electric charging points for all properties as outlined in Option 24. This is consistent with policy 24B of the Wyre Forest District Pre Submission Plan.

12 Wyre Forest District Council welcomes the opportunity for further discussion with the SWDP through the Duty to Co-operate process. Consequently, Wyre Forest wishes to continue to be consulted on subsequent stages of the SWDP review.

⁴ South Worcestershire Green Belt Assessment Part 1, Wood (October 2018). Figure 3.6, p33

⁵ South Worcestershire Green Belt Assessment Part 1, Wood (October 2018). Table 3.3, p36

⁶ South Worcestershire Economic Development Needs Assessment, BE Group (September 2018). Table 27, p55

⁷ <https://www.midlandsconnect.uk/key-projects/the-a46/>

⁸ South Worcestershire Economic Development Needs Assessment, BE Group (September 2018). Table 26, p54