

**Wyre Forest District**

**DEVELOPMENT PLAN**

**REVISED PROJECT PLAN**

**(LOCAL DEVELOPMENT SCHEME)**

2016-2019

**November 2016**

**(Revised version of the June 2016 edition)**

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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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## 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 three years to 2019

1.2 Since the previous version of this document was only prepared and published six months ago the bulk of the document remains unaffected. There are however updates to this document in respect of :

- Table 1: Existing Supplementary Planning Guidance/Documents
- Paragraphs 3.2 - 3.3 – Progressing the Local Development Framework
- Paragraph 5.1 – District wide Local Plan
- Paragraph 6.1 – Supplementary Planning Documents
- Paragraph 8.6 – Churchill and Blakedown Neighbourhood Plan
- Paragraph 8.7 – Bewdley Neighbourhood Plan
- Appendix A – REVISED Programme for the preparation of the Local Plan
- Appendix A – Programme for production of Developer Contributions SPD – DELETED
- Appendix A – Programme for preparation of Bewdley Neighbourhood Plan - NEW

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 27<sup>th</sup> March 2005. Since then the Project Plan has progressively been refined through a process of monitoring and review. The last review was undertaken during July 2015; 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 updating of the evidence base, the review of the Core Strategy and the production of the District's new Local Plan. It also provides an update on the Supplementary Planning Documents.
- 1.7 Since the last LDS Review, the Chaddesley Corbett Neighbourhood Plan has been made. Three more Town and Parish Councils are now progressing a Neighbourhood Plan and further information is included on these.

## **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)

### **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**

<b>Document Title</b>	<b>Current Status</b>	<b>Brief Description</b>	<b>Relevant DPD</b>
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) and Appendix B ( Profiles & milestones). The proposed Documents that follow are sub-divided into five main categories, namely:

- ❖ Statement of Community Involvement
- ❖ Local Plans;
- ❖ Supplementary Planning Documents.
- ❖ Community Infrastructure Levy Charging Schedule
- ❖ Neighbourhood Development Plans

#### **Progressing the Local Development Framework.**

3.2 Since the last review of the Local Development Scheme in July 2015, the Council has made the following progress in meeting its milestones:

- Completion of the Local Plan “Issues and Options (September 2015)” public consultation;
- “Issues and Options” consultation responses analysed and considered alongside Objective Assessment of Housing Needs and Employment Land Review outputs;
- Retail Needs Study received;
- Strategic Flood Risk and Water Cycle Study commissioned;
- Development of Preferred Option commenced;
- Need identified for further evidence work to be initiated;
- Facilitating progress on Neighbourhood Plan for Churchill and Blakedown;
- Bewdley Town Council and Upper Arley Parish Council designated as lead bodies
- Planning Obligations SPD public consultation completed in February 2016. This was Adopted by Cabinet in September 2016.

3.3 During 2016-19 we anticipate that our resources will be concentrated on:

- Preparation of the Local Plan “Preferred Option” to involve the review and revision where necessary of core strategy and all policies and allocations in the current Local Plan portfolio. Anticipated consultation to commence in June 2017. .
- Progressing work on evidence base studies during 2016/17 to inform the Core Strategy Review and production of the Local Plan. This is likely to include a review of the Green Belt, a revised Infrastructure Delivery Plan and an updated assessment of open spaces, playing pitch and built facilities (eg swimming pools, sports halls) arising from and required to support any additional proposed development contained within the Preferred Option.
- Early analysis of Preferred Option consultation responses and initial preparation of proposed submission document;
- Continue to facilitate progress on Neighbourhood Plan for Churchill and Blakedown. The Plan was submitted in April 2016 with the examination commencing in summer 2016. The Referendum date has yet to be set.
- Facilitate progress on the Neighbourhood Plans for Bewdley and Upper Arley.
- Complete the Planning Obligations SPD in 2016/17
- Undertake further viability assessment work and consider potential impacts of a CIL Charging Tariff within the District.

#### **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 our 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.

## **5. LOCAL PLANS**

**2016 to 2019**

### **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 workstream will take the opportunity to include the Site Allocations and Kidderminster Central Area Action Plan and combine into 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 “Preferred Option”. The original intention had been to consult upon this document in early 2017; however, due to the complexity of the emerging evidence base and implications of new Government legislation (especially arising from the Housing and Planning Act 2016) it has been necessary to slightly defer the publication of the Preferred Option for consultation until June 2017. 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. Planning Policy Section has co-ordinated a review of the Planning Obligations SPD the revised version being Adopted by Cabinet in September 2016.

6.2 The need for further SPDs will be monitored and kept under review during the 2016-19 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 in consultation with the other Worcestershire Authorities. 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 Preferred Option of the Local Plan throughout 2016.

## **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 Local Plan 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 Chaddesley Corbett Parish Council began work on their Neighbourhood Development Plan in 2012. The plan was subject to independent examination and a referendum in which a majority yes vote was secured. It was made in September 2014 and forms part of the District's Development Plan.

8.6 Churchill and Blakedown Parish Council are preparing a Neighbourhood Development Plan. The Neighbourhood Area was approved in April 2013. The Plan was Submitted on 25 April 2016. A date for the Referendum has yet to be set.

8.7 Bewdley Town Council has recently applied to have the area designated for the purposes of a Neighbourhood Development Plan. The opportunity provided by this LDS Update has enabled us to publish the proposed timetable for the preparation of this Neighbourhood Plan and it is anticipated that the Town Council will work towards a referendum in May 2018.

8.8 Upper Arley Parish Council has also recently been designated as a Neighbourhood Area. No formal timetable has yet been produced however, it is anticipated that the Parish Council will work towards a referendum being held in May 2018.

# APPENDIX A - Programme for the preparation and review of Development Plan

## Local Plan – Revised November 2016

	2015												2016												2017											
	J	F	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
Proposed LDS (2016)	1	1	1	1	1	1	2	2	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	5	6	6	7	7	7	7

	2018												2019											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Proposed LDS (2016)	8	9	9	10	10	11	11	11	12	12	12	13	13	14										

### Key

No/Colour	Stage
1	Evidence Base preparation and assessment of needs
2	Cabinet approval for Issues and Options consultation
3	Issues and Options Consultation
4	Consideration of consultation responses and development of Preferred Option
5	Cabinet approval of Preferred Options consultation
6	Preferred Options consultation
7	Consideration of consultation responses and development of Publication Plan

No/Colour	Stage
8	Cabinet approval of Publication consultation
9	Pre-submission Public Consultation
10	Consideration of consultation responses and finalisation of submission plan
11	Submission to Secretary of State
12	Independent Examination and Proposed Modifications consultation
13	Receipt of Inspector's report
14	Council Adoption of local plan

## APPENDIX A - Programme for the preparation and review of Development Plan

### Churchill and Blakedown Neighbourhood Plan

	2015												2016											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Churchill and Blakedown Neighbourhood Plan											1				2	3	4		5		6			

No/Colour	Stage
1	Pre submission consultation (Reg 14)
2	Consultation on SA scoping report
3	Submission of Neighbourhood Plan to WFDC (Reg 15)
4	WFDC publicise Neighbourhood Plan (Reg 16)
5	Examination of Neighbourhood Plan (Regulation 18)
6	Redraft plan in relation to Inspectors comments and arrange referendum
7	Referendum
8	Neighbourhood Plan adopted by WFDC (Reg 19/20)

At the time of publication of this timetable update the Inspector's Report and its implications for the timetable for subsequent stages were under consideration by the Parish. These details will be confirmed as soon as possible.



## APPENDIX A - Programme for the preparation and review of Development Plan

### Bewdley Neighbourhood Plan

	2016												2017												2018												
	J	F	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	
Bewdley Neighbourhood Plan						1	1								2	2			3	3		4	5		6		7		8								

#### Key

No/Colour	Stage
1	Issues and Options Survey/Consultation
2	Policies and Sites – Initial Consultation
3	Pre-Submission Consultation (Reg 14)
4	Submission of Neighbourhood Plan to WFDC (Reg 15)
5	WFDC publicise Neighbourhood Plan (Reg 16)
6	Examination of Neighbourhood Plan (Regulation 18)
7	Referendum
8	Neighbourhood Plan adopted by WFDC (Reg 19/20)

## APPENDIX B – Local Plan Profiles

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### 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

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#### Key Milestones:

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

## APPENDIX B – Local Plan Profiles

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### 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

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#### Key Milestones:

- ADOPTED: DECEMBER 2010
- MONITOR AND REVIEW THROUGH ANNUAL MONITORING PROCESS.
- REVIEW TO COMMENCE 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 BY JUNE 2017

## APPENDIX B – Local Plan Profiles

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### 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.
- WILL BE REVIEWED AS INTEGRAL PART OF PREFERRED OPTION PREPARATION.

## APPENDIX B – Local Plan Profiles

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### 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

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#### Key Milestones:

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