

**PLANNING  
OBLIGATIONS  
Supplementary Planning  
Document**

**Statement of Consultation**

**NOVEMBER 2015**



**Wyre Forest** District Council

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## **1. Introduction**

- 1.1 This consultation statement has been prepared in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) 2012. The statement sets out who was consulted, when and how, and summarises the representations received and how they have influenced the Planning Obligations Supplementary Planning Document (SPD).

## **2. Name and Purpose of the SPD**

- 2.1 Revised Planning Obligations Supplementary Planning Document (SPD)

### ***Purpose***

- 2.2 The aim of this SPD is to clearly set out the District Council's approach, policies and procedures in respect of the use of planning obligations. The SPD will aid the smooth processing of planning applications by explaining the Council's process and procedures for planning obligations to local residents, developers and landowners; Explain the circumstances under which the Council will collect planning obligations to mitigate the impacts of a development and the basis for the charges; Help ensure that the physical, social and green infrastructure needs are fulfilled as part of new development proposals; Ensure that the process is fair and transparent to developers, landowners and the general public; Provide certainty for developers. This will provide certainty and clarity for those bringing forward development within the District. Wyre Forest District Council's Development Plan is made up of the Adopted Core Strategy (2010), the Site Allocations and Policies Local Plan (2013) and the Kidderminster Central Area Action Plan (2013). The following District Council planning policy relate to planning obligations:

- Adopted Core Strategy – CP07 Delivering Community Wellbeing.

- 2.3 The Planning Obligations SPD is being prepared to provide more detailed guidance on the District Council's expectations for the delivery of good development in accordance with adopted policy. It explains how developers should interpret the District's planning obligation policies.

## **3. Who was consulted on the SPD?**

- 3.1 The Early Engagement consultation was targeted towards those organisations and individuals with an interest in planning obligations issues. The statutory consultees set out within Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012 were also consulted. Appendix 1 lists those organisations consulted at the Early Engagement stage. A collaborative approach has been taken to preparing the SPD. Colleagues within a number of Council departments have been directly involved with the preparation of the SPD.

#### **4. How Were People Consulted?**

4.1 The consultation period ran from 8<sup>th</sup> January to 6<sup>th</sup> February 2015.

4.2 The early engagement paper was available on the District Council's website. The document was also available to view at Worcestershire Hub and libraries in Kidderminster, Stourport-on-Severn and Bewdley. The consultation document was made available to those consultees listed within Appendix A in time for the start of the consultation.

4.3 A stakeholder workshop was held during the consultation period and local planning agents and developers were invited to attend. Appendix B sets out summary notes from the workshop.

#### **5. Summary of Responses**

5.1 A total of 57 representations were received from twenty one respondents.

5.2 Generally the responses were supportive of the SPD or raised comments in relation to its proposed content. One consultee felt that there was too much uncertainty to review it and that the Council's efforts should be focussed on employment and housing forecasts and ensuring that the District had a robust 5 year housing land supply, however the District Council feel that it is important to have a clear Planning Obligations Policy which is in accordance with the new rules which came into effect in April 2015, therefore a review of the SPD is considered essential. The District is currently gathering the evidence required to support a Local Plan Review. The District Council has a five year housing land supply and updates are published in April and October each year.

5.4 Summaries of all representations received and the District Council's response to each can be found in Appendix C.

#### **6. Summary of the Main Issues Raised**

6.1 The main issues raised were:

- To ensure that the 106 contributions contribute to local services which include sports facilities, flood infrastructure, green infrastructure, heritage assets and the wider historic environment.
- That the District Council will monitor and co-ordinate planning obligations to ensure that.
- Concern that the new restrictions on pooling planning obligations may have serious implications for the Council's ability to pay for strategic infrastructure. New regulations will limit the ability of the Council to pool funds for larger strategic projects such as transport, potentially removing the Council's ability to fund them.
- Mixed response relating to CIL, some felt it should be progresses now, others that the right time was as proposed alongside Local Plan Review and some concerns that if CIL was introduced it may stifle development, regeneration and investment within the District.

**7. How have those Issues been addressed in the Draft SPD?**

- Contributions will contribute to local services to help ensure that the physical, social and green infrastructure needs are fulfilled as part of new development proposals.
- The District Council closely monitors contributions secured through Section 106 Agreements to ensure that they are spent in accordance with the provision of the relevant agreement. A database which records all Section 106 Agreements is maintained and a monitoring report regularly presented to the Planning Committee.
- The SPD sets out provisions for the monitoring Section 106 Agreements to ensure that they are spent in accordance with the provision of the relevant agreement.

7.1 The table at Appendix C sets out how each of the comments made has been considered within the Draft SPD.

**Appendix A: List of Consultees**  
**Specific Consultees**

**Wyre Forest District Parish/Town Councils**

Bewdley Town Council  
Broome Parish Council  
Chaddesley Corbett Parish Council  
Churchill and Blakedown Parish Council  
Kidderminster Charter Trustees  
Kidderminster Foreign Parish Council  
Rock Parish Council  
Rushock Parish Council  
Stone Parish Council  
Stourport-on-Severn Town Council  
Upper Arley Parish Council  
Wolverley & Cookley Parish Council

**Adjacent Parish Councils**

Abberley Parish Council  
Astley & Dunley Parish Council  
Bayton Parish Council  
Belbroughton Parish Council  
Clent Parish Council  
Cleobury Mortimer Parish Council  
Dodford with Grafton Parish Council  
Elmbridge Parish Council  
Elmley Lovett Parish Council  
Hagley Parish Council  
Hartlebury Parish Council  
Highley Parish Council  
Kinlet Parish Council  
Kinver Parish Council  
Milson & Neen Sollars Parish Council  
Pensax Parish Council  
Upton Warren Parish Council

**Other Specific Consultees**

British Telecom  
Bromsgrove District Council  
Central Networks  
Directorate of Adult Services and Health (DASH)  
Dudley Metropolitan Borough Council  
Environment Agency  
Greater Birmingham and Solihull Local Enterprise Partnership  
Hereford & Worcester Ambulance Service  
Hereford & Worcester Fire & Rescue Service  
Historic England  
Highways Agency  
Homes & Communities Agency  
Malvern Hills District Council  
Mobile Operators Association

National Grid  
Natural England  
Network Rail  
Office of Rail Regulation  
Oil and Pipelines Agency (The)  
Severn Trent Water Ltd  
Shropshire Council  
South Staffordshire District Council  
South Staffordshire Water Plc  
South Worcestershire Development Plan  
Staffordshire County Council  
Staffordshire Police Authority  
The Coal Authority  
The Planning Inspectorate  
Transco West Midlands Local Distribution Zone  
West Mercia Constabulary  
Western Power Distribution  
Worcestershire County Council  
Worcestershire Local Enterprise Partnership  
Worcestershire Partnership  
Worcestershire Regulatory Services  
Wychavon District Council  
Wyre Forest Clinical Commissioning Group

#### **General Consultees**

Organisations registered in the Planning Policy database including:

- agents
- business and commerce groups
- conservation interest groups
- developers
- education and youth groups
- housing interest groups
- land owners
- local interest groups
- local resident associations
- registered providers
- service providers

## **Appendix B – Stakeholder Workshop Notes**

### **Revision of Planning Obligations SPD**

#### **Stakeholder Workshop – Notes**

**Details:** Tuesday 20<sup>th</sup> January 2015, 9.30am, Wyre Forest House

#### **Attendees:**

Jane Alexander – WFDC  
Paul Allen – WFDC  
Emma Anning – WFDC  
Kate Bailey – WFDC  
Richard Banner – WCC  
Jane Berry – WFDC  
Steve Brant - WFDC  
Maria Dunn – WFDC  
Jonathan Elmer – WFDC  
Lesley Fox – WFDC  
Steve Hawley – WCC  
Kay Higman – WFDC  
Kirsten Huizer – WFDC  
Mike Martin White – WCC  
Rebecca Mayman – WFDC  
Andrew Morgan – West Mercia Police  
Andy Plant – St Francis Group  
Paul Round – WFDC  
Barbara Sarbinowska – WFDC  
Joe Scully – WFDC  
Sarah Smith – WCC  
Bob Watkins – Consultant  
Rachel Whiteman – Environment Agency  
Helen Wills – WFDC

#### **Overview of Key Points**

The purpose of the workshop was outlined and background information was provided as to the reasons for preparing the revised Planning Obligations SPD, the purpose of the SPD and the topic areas which the SPD is likely to cover.



Discussion focussed around the consultation questions set out within the Early Engagement. Questions included:

- Do you feel that reviewing the Planning Obligations SPD now alongside a Local Plan Review is the right approach for Wyre Forest District Council?
- What types of infrastructure provision should the SPD address?

### **Concluding Remarks**

The next steps in the process of preparing the Planning Obligations SPD were outlined.

Attendees were invited to submit any further comments they wished to make before the close of the consultation on 6<sup>th</sup> February 2015.