

Bromsgrove District Council Statement of Community Involvement (July 2005)

INSPECTOR'S REPORT

Introduction

- 1.1 An independent examination of the Bromsgrove District Council's Statement of Community Involvement (SCI) has been carried out in accordance with Section 20 of the Planning and Compulsory Purchase Act. Following paragraph 3.10 of Planning Policy Statement 12: Local Development Frameworks, the examination has been based on the 9 tests set out (see Appendix A). The starting point for the assessment is that the SCI is sound. Accordingly changes are made in this binding report only where there is clear need in the light of tests in PPS12.
- 1.2 A total of 25 representations were received all of which have been considered. Further information was requested from the Council in relation to Tests iv and ix and this information is contained in Appendix B to this Report.

Test 1

- 2.1 The Council has undertaken the consultation required under Regulations 25, 26 and 28 of the Town and Country Planning (Local Development) (England) Regulations 2004. The only omission was that some adjoining Parish Councils were not consulted due to a procedural error. This was rectified and the Parish Councils were included at subsequent stages. I am satisfied that none of the Parish Councils have been prejudiced by this error.
- 2.2 This test is met.

Test 2

- 3.1 Section 6 acknowledges that the LDF is a way of delivering the aims of the Community Strategy, and states that the Council will work with the Bromsgrove Local Strategic Partnership to make sure that the content of the two documents complement each other and to avoid duplicating consultation exercises. The SCI also makes reference to other community strategies, such as The Local Transport Plan and Housing Strategy, and states that consideration will be given to how these will be linked in terms of objectives and consultation.
- 3.2 This test is met.

Test 3

- 4.1 The Council has set out in Appendix 2 of the SCI those groups which will be consulted. This list includes the statutory bodies from PPS12 Annex E apart from adjoining Parish Councils. However, I recommend that the list should be more explicit in naming the relevant local authorities who will be consulted and I recommend accordingly. Appendix 2 should also list the general Consultation Bodies as set out in PPS 12 Annex E and again I recommend accordingly.
- 4.2 In response to a representation the Council have agreed to add a further Appendix listing 'Other Consultees'. I have had sight of this new Appendix and I recommend it be added to the SCI as Appendix 3, subject to recommendations I set out below.
- (R1)** To Appendix 2 add details of the General Consultation Bodies as set out in PPS12 Annex E.
- (R2)** To Appendix 2 add the names of the relevant County Councils and Local Planning Authorities.
- (R3)** To Appendix 2 add "Adjoining Parish Councils."
- (R4)** Given the impending abolition of the Strategic Rail Authority, references to the Strategic Rail Authority as a consultee should be removed from Appendix 2 of the SCI. As a consequence of this abolition consultations should be carried out with Network Rail in place of the Strategic Rail Authority.
- (R5)** To the beginning of Appendix 3 add the following phrase:
- "This is not an exhaustive list, and will be updated as necessary."
- (R6)** As a result of representations received add the following names to Appendix 3:
- a) West Midlands RSL Planning Consortium
 - b) British Wind Energy
 - c) Inland Waterways Association.
 - d) William Morris Supermarkets
 - e) Country Landowners Association.
- 4.2 Subject to the above recommendations this test is met.

Test 4

- 5.1 Figures 1 and 2 explains that the Council will involve and inform people from the early stages of LDD preparation and Section 7 describes the range of methods the Council will employ to do this.
- 5.2 However, these two Figures omitted to make mention of the procedures relating to alternative sites if a DPD is concerned with land allocations. The Council were asked to provide versions of Figures 1 and 2 that incorporate this stage of the process and also to make clear that informal consultation will take place with the key stakeholders such as parish councils and local developers, at the issues and options stage of DPD production in accordance with Regulation 25. I am satisfied that the amended Figures indicate that consultation will be undertaken in a timely and accessible manner. The new versions are given in Appendix B to this report.

(R7) Insert the new versions of Figure 1 and Figure 2 into the SCI.

- 5.3 Subject to the recommendation above this test is met.

Test 5

- 6.1 Section 7 sets out the methods that the Council propose to use to involve the community and stakeholders. These cover a range of recognised consultation techniques that will present information via a range of different media. The Council acknowledge the benefits and disadvantages of the different methods and indicate at what stages of LDD preparation the various methods might be employed.
- 6.2 The SCI acknowledges that the Council may have to provide extra support to facilitate consultation with certain groups or individuals, and proposes at Section 11 how they might do this. Section 8 and Section 16 explain how the Council will make their information accessible to all members of society, and sets out how they will meet requirements of the Race Relations Act 2000 and the Disability Discrimination Act 1995. However, additional clarity would be provided by making this point more prominent.

(R8) Display prominently on the inside front cover the following statement:

"This document is available in large copy prints, audiocassette, Braille or languages other than English.
If you require the document in one of these formats please contact:
Planning Policy
Bromsgrove District Council
The Council House
Burcot Lane
Bromsgrove
Worcestershire. B60 1AA

Tel: 01527 881325 / 881323
Fax: 01527 881313
email: planningpolicy@bromsgrove.gov.uk

Need help with English? Ethnic Access Link Tel: 01905 25121
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Tel: 01905 25121'
Potrebujete pomôcťs angličtinou? Kontaktujte etnickú prístupovú linku
na telefónom čísle 01905 25121
„Aveți nevoie de ajutor cu engleza? Contactați Ethnic Access la numărul
de telefon: 01905 25121.”
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से फोन: 01905 25121 पर संपर्क करें
[Ethnic Access] آپ انگریزی میں مدد چاہتے ہیں – نسلیاتی رسائی سے رابطہ کریں ٹیلیفون: 01905 25121

(R9) The contact details provided above should also be given in Section 8 of the SCI.

6.3 Subject to the recommendations above this test is met.

Test 6

7.1 Section 13 of the SCI explains how the Council will seek to ensure that sufficient resources are put in place to achieve the scale of consultation envisaged.

7.2 This test is met.

Test 7

8.1 Section 9 of the SCI explains how the results of community involvement will be taken into account by the Council and used to inform decisions. The Council also propose to prepare reports at the end of the consultation period explaining how views have been considered and documents changed in light of the community involvement. This Section also states where these will be made publicly available.

8.2 This test is met.

Test 8.

9.1 Section 15 explains that the Council continuously monitors and reviews all consultation documents and that the SCI will be formally

reviewed as part of this process and reported on through the Annual Monitoring Report.

- 9.2 I am satisfied that the Council has mechanisms for reviewing the SCI and have identified potential triggers for the review of the SCI.
- 9.3 This test is met.

Test 9

- 10.1 The SCI at Section 12 clearly describes the Council's policy for consultation on planning applications and includes information on how the consultation results will inform decisions. Figure 8 meets the minimum requirements for consultation. Although Section 12 distinguishes between procedures appropriate to different types and scale of application the Council were asked to provide text that more clearly defines major and significant planning applications.

(R10) Insert the text relating to major and significant planning applications (given in Appendix B of this report) into Section 12 of the SCI.

- 10.2 As Section 12 contains no reference to the issue of planning applications and SSSI's I recommend the following.

(R11) Add as a footnote to the fifth box of Figure 8 the following:

"For English Nature 28 days in the case of a planning application potentially affecting a SSSI or in a SSSI consultation area. (Section 28 of the Wildlife and Countryside Act 1981 as amended by Section 75 and Schedule 9 of the Countryside and Rights of Way Act 2000.)"

- 10.3 Subject to the recommendations above this test is met.

Conclusions

- 11.1 The Council have set out in their Regulation 31 Statement a proposed change to the SCI in response to representations received on the submission document. This suggested amendment does not affect the substance of the SCI but does improve the clarity and transparency of the submission SCI. I therefore agree that it is included.

Add the following to the penultimate box of Figure 8 between the words 'if' and 'specific':

"...the application is refused planning permission, or..."

11.2 There is a typographical error in the first box of Figure 8, this should be amended to read:

“Applicants can contact an Officer for advice on the Planning Help line, Monday-Friday, 10am-4pm on 01527 881346. The applicant can also look up the Council’s Website, www.bromsgrove.gov.uk for advice and links to other useful websites.”

The Council should remove all references to previous stages of this document.

11.3 Figure 4 of the SCI is a summary of the production timetables for the Local Development Framework. Since publication of the submission SCI a new Local Development Document has been added to this Framework. As the timetables for these documents may be subject to change the Council were asked to produce a new version incorporating the new Area Action Plan for Longbridge and to also state where the most up to date version of these timetables are available.

(R12) Replace the old version of Figure 4 with the version provided in Appendix B to this report.

11.4 As a result of this new Area Action Plan the Council propose the following addition to the SCI and I recommend that it be inserted:

(R13) Insert on Page 6 of the SCI the following:

“Longbridge Area Action Plan

This Document will be a development plan document, it will contain polices guiding the redevelopment of the former MG Rover car plant at Longbridge.”

11.5 The Council have requested that certain contact details in the submission SCI be altered and I agree that the following amendments be made:

(R14) Amend the sentence which details how it is possible to be added to the Council’s consultee database as follows:

“You can be added to our database by sending your contact details to planningpolicy@bromsgrove.gov.uk or to the Council House address detailed in section 8 of this document”

(R15) Change the e-mail address on Page 18 to read:

[“planningpolicy@bromsgrove.gov.uk”](mailto:planningpolicy@bromsgrove.gov.uk)

(R16) Change the e-mail address on Page 23 to read:

[“planning@bromsgrove.gov.uk”](mailto:planning@bromsgrove.gov.uk)

11.6 Subject to the implementation of the recommendations given above the Bromsgrove District Council SCI (July 2005) is sound.

A handwritten signature in black ink, appearing to read 'KHolland', with a vertical red line to its right.

Keith Holland

Inspector