

Bromsgrove District Council

Local Development Scheme

Planning in Bromsgrove 2010-2013



APPROVED
JULY 2010



Bromsgrove
District Council

www.bromsgrove.gov.uk





Contents

Foreword	2
Introduction	3
Purpose of Scheme	4
Structure of Local Development Framework	5
Evidence Base and Links to Other Strategies	7-8
Existing Policy Base	9
Proposed Development Plan Documents	11
Other Statutory Documents	12
Timetable	13
Management of the Programme	15-16
Risk Assessment	17-18
Monitoring and Review	19

Appendices

Appendix 1 – Document Profiles	20-22
Appendix 2 – Existing Policies Table	23-27
Appendix 3 – Jargon Guide	28
Appendix 4 – Acronyms	29

Tables

Table 1 – List of status of Supplementary Planning Guidance	10
---	-----------

Figures

Figure 1 - Chain of Conformity – How the documents in the LDF fit together	6
Figure 2 - Three year timetable for production of LDF documents	14



Foreword

The Government's Planning and Compulsory Purchase Act has resulted in major changes to the way the planning policy system operates. It has seen the replacement of the old system of Structure Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Documents.

Through this system, we hope to fully engage with our community, to enable greater participation and involvement in shaping the future of Bromsgrove District. As part of this process, this Local Development Scheme (LDS) has been produced, which represents a public statement of the local planning authority's programme for the next three years.

This Local Development Scheme explains:

- ▶ The new documents the Council intends to produce.
- ▶ The subject matter and geographical area for each of the documents.
- ▶ The timetable for the preparation and the revisions of each document.

If you would like to make any comments about this document please feel free to do so. We would welcome your input and views. Please forward any comments to Strategic Planning at the address on the back cover of this document.

Cllr Jill Dyer
Portfolio Holder for Planning



Introduction

The Planning and Compulsory Purchase Act, which came into force in September 2004, requires Bromsgrove District Council to prepare a Local Development Framework. This will comprise a 'portfolio' of documents called Local Development Documents (LDDs). Some of these will be Development Plan Documents (DPDs) and subject to independent examination. Others will be classed as Supplementary Planning Documents (SPDs). These will have not full development plan status but will still be subject to full public consultation. Together these documents combined with the Statement of Community Involvement (SCI) and Annual Monitoring Report (AMR) will form the Bromsgrove LDF.

The LDF in conjunction with the Regional Spatial Strategy will promote and guide the authority's vision and strategy for the district.

The Bromsgrove LDF will:

- ▶ Ensure effective community participation in developing policies;
- ▶ Set out a clear strategic vision for their area;
- ▶ Have succinct text and policies;
- ▶ Cut out unnecessary or repetitive policies; and
- ▶ Provide greater local focus in policies.

This document identifies and sets out a three year timetable for production of the Local Development Documents by April 2013

Appendix 3 contains a Jargon Guide to help readers through this document and understand the key components of the process.



Purpose of the Scheme

The main purpose of this LDS is to inform the public of the documents that will make up the local development framework and the timescales they can expect these documents to be prepared to. The programme set out in this LDS is a challenging one, which will necessitate complete commitment to it and appropriate resources throughout, not just from the District Council, but all the other organisations and bodies involved in it.

The Bromsgrove Local Development Scheme has 5 key purposes, which are to:

- ▶ Provide a brief description of local development documents to be prepared, their content and geographic area to which they will relate.
- ▶ Establish which local development documents will be development plan documents.
- ▶ In the transitional period, state which policies and proposals of the existing local plan will be replaced by policies in the new local development documents, those which have been saved and those that have been deleted.
- ▶ Provide an explanation of the relationship between local development documents, especially the core strategy and other local development documents.
- ▶ Set out the planned timetable for preparing each local development document including the key milestones to be achieved.



Structure of Local Development Framework

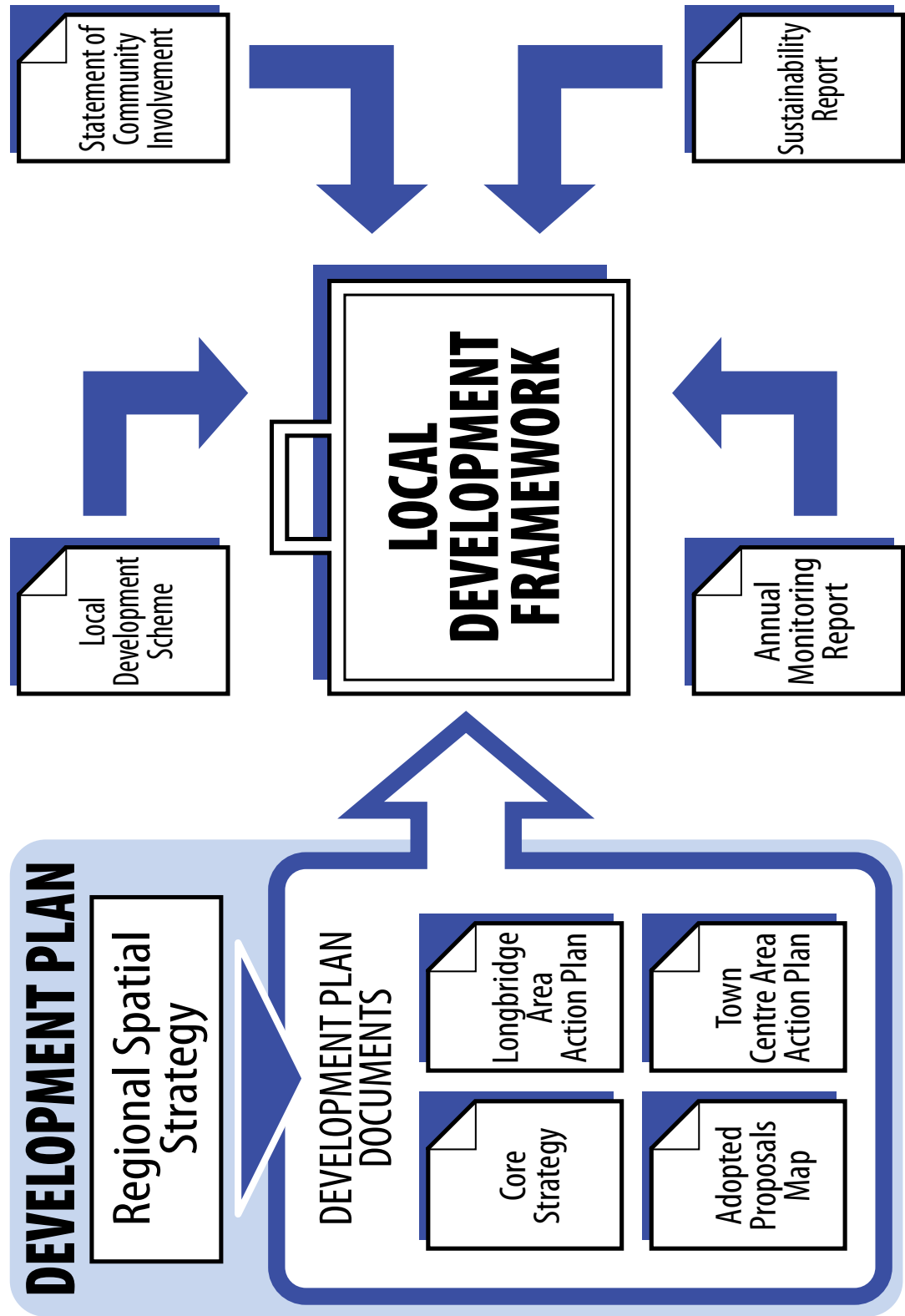
The Local Development Scheme is an important step in the production of a Local Development Framework for taking Bromsgrove forward. A Number of Development Plan Documents will be produced over the following years that will eventually replace the adopted Local Plan. The Local Authority's proposed timetable for doing this is contained in Section 8 of this Scheme.

The 'parts' of the LDF will be called Local Development Documents (LDDs). Some Local Development Documents will be Development Plan Documents (DPDs) which will have a statutory status and be subject to independent public examination, such as the Core Strategy and Area Action Plans (AAPs). The Local Authority are also required to produce other statutory documents, including a Statement of Community Involvement and an Annual Monitoring Report.

Other Local Development Documents that do not have development plan status can also be produced such as Supplementary Planning Documents (SPDs). These will not be the subject of a public inquiry but the local authority will still be required to undertake a full public consultation exercise to inform their content. SPDs will not contain land use designations or site allocations but be documents that provide detailed supplementary guidance to an adopted development plan policy.

A principal feature of the planning system is the need to secure the early involvement of stakeholders, developers and landowners in the LDF production process. The Local Authority uses its Statement of Community Involvement (SCI) to explain to stakeholders and the community, how and when they will be involved in the preparation of the LDF. The SCI was adopted in September 2006 and sets out how the local community and other stakeholders will be involved in the preparation of subsequent local development documents. The Chain of Conformity diagram on Page 6 shows how the LDF all fits together.

Figure 1 - Chain of Conformity
 How the documents in the LDF fit together





Evidence Base and Links to other Strategies

It is vital that the policies and proposals set out in the Local Development Documents are based on a thorough understanding of the needs of Bromsgrove District. The Local Authority already maintains an up-to-date land use monitoring information base. Further evidence will need to be collected, including environmental information to inform the environmental assessment of Local Development Documents when undertaking a combined Strategic Environment Assessment (SEA) and Sustainability Appraisal (SA) of plans. The following reports comprise the some of the main parts of the evidence base on which the Local Development Scheme priorities were formulated, although it is recognised that further evidence will be required to support final policy decisions taken in DPDs

- ▶ Housing Market Assessment
- ▶ Strategic Housing Land Availability Assessment
- ▶ Bromsgrove District Council Housing Need Survey
- ▶ Quality of Life Survey April 2008
- ▶ West Mercia Crime and Safety Survey Bromsgrove Results October 2007
- ▶ Bromsgrove District and Redditch Borough Water Cycle Study
- ▶ Bromsgrove District and Redditch Borough Strategic Flood Risk Assessment
- ▶ Employment Land Review Bromsgrove Town Centre Study
- ▶ Bromsgrove Town Centre Health Check
- ▶ Local Air Quality Management Action Plan
- ▶ Open Space, Sport and Recreation Local Needs Survey
- ▶ A Gypsy and Traveller Accommodation Assessment for the South Housing Market Area
- ▶ Study into the Future Growth Implications for Redditch
- ▶ Development of Options for West Midlands RSS in response to NHPAU Report
- ▶ Planning for Renewable Energy in Worcestershire
- ▶ Planning for Climate Change in Worcestershire
- ▶ Planning for Water in Worcestershire
- ▶ Biodiversity Action Plan for Worcestershire



Evidence Base and Links to other Strategies *continued*

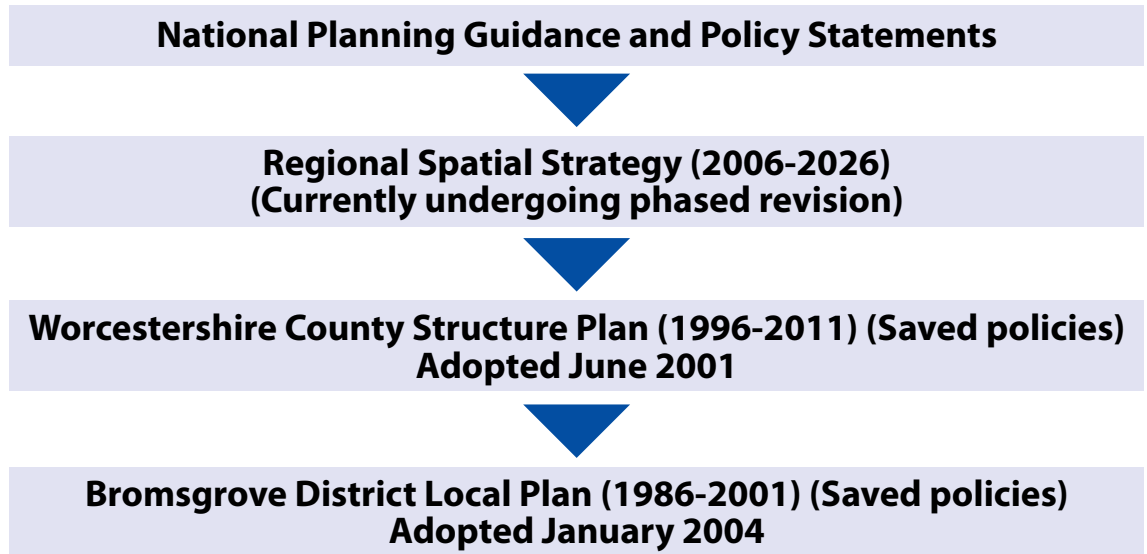
- ▶ Draft Geodiversity Action Plan for Worcestershire
- ▶ Landscape Character Assessment
- ▶ Worcestershire Countryside Access and Recreation Strategy
- ▶ Worcestershire Local Transport Plan
- ▶ Strategic Housing Market Assessment 2007
- ▶ Conservation Area Appraisals

It is also essential that the LDF reflects the objectives of other strategies and programmes. As DPDs develop many other relevant policies plan and procedures will be taken into account when arriving at final policy decisions.



Existing Policy Base

The existing planning chain of conformity for the District is as follows:



Local Plan Policies

All policies contained in the Bromsgrove District Local Plan and Worcestershire Structure Plan were saved for a period of three years from commencement of the Planning and Compulsory Purchase Act (saved to 28th September 2007).

A considerable number of policies have also needed to be saved post 2007 as the Local Authority has not had the time or the resources to prepare a complete suite of new policies. This is only the case where an existing policy conforms with National or Regional Guidance. A complete list of all existing saved Local Plan policies is contained in Appendix 2.

Supplementary Planning Guidance

The Local Authority has over the years prepared a number of Supplementary Planning Guidance notes (SPG). As it is not possible to transfer SPG automatically to SPD then the Council are proposing to save a number of SPGs where they are linked to adopted saved Development Plan policies and have been through a process of preparation similar to that required for SPD. The table over the page lists all current SPGs. These SPGs will be a 'material consideration' under the new planning system.

Table 1 - List of status of Supplementary Planning Guidance

Title	Drafted	Adopted	Existing Policy Link
SPG1 Residential Design Guide	1995	Jan 04	S7, S8, S9, S10, S11,S12
SPG2 Shop Fronts and Advertisements	1995	Jan 04	S24, S25 and S26
SPG4 Conversion of Rural Buildings	1994	Jan 04	C27
SPG5 Agricultural Building Design Guide	1994	Jan 04	C22 & C30A
SPG6 Agricultural Buildings and Occupancy Conditions	1995	Jan 04	C21 & C24
SPG7 Extensions to Dwellings in the Green Belt	2001	Jan 04	S11
SPG8 Alvechurch Village Design Statement	2001	Jan 04	BDLP
SPG9 Lickey and Blackwell Village Design Statement	2002	Jan 04	BDLP
SPG11 Outdoor Play Space	2004	Jul 04	RAT 5 & Rat 6
Planning Obligations for Education Facilities (County Council SPG)	2002	Apr 03	Policy IMP1 of Structure Plan



Proposed Development Plan Documents

This Section provides an overview of development plan documents the Council are proposing to progress over the lifetime of this LDS.

Core Strategy

This document will set out the long-term spatial vision and the strategic policies and proposals to deliver that vision. It is intended to cover the 15 year period from adoption in 2013. It will not merely repeat national and regional guidance but instead provide a spatial strategy specific to the needs of Bromsgrove. It will contain a set of primary policies for delivering the overall strategy and identify strategic allocations for development through the production of a Proposals maps. Once adopted, all other development plan documents will have to be in conformity with it.

Proposals Map

The proposals map will illustrate on an Ordnance Survey base map all the policies and proposals contained in development plan documents and saved policies. It will be revised as new development plan documents are prepared and adopted. It will show areas of protection, including Green Belt boundaries and Conservation Areas, and site specific policies and proposals.

Town Centre Area Action Plan

This document will provide a comprehensive regeneration strategy for the Town Centre area. Over the years various attempts have been made to redevelop town centre sites, the Town Centre AAP will set out a strategy to guide the regeneration of the whole of the Town Centre and adjoining areas.



Other Statutory Documents

This section contains information on other statutory documents that the Council are required to produce as part of the LDF.

Statement of Community Involvement (SCI)

This is a key component of the Local Development Framework. It states how the local authority will involve the community in the preparation of local development documents and in development control decisions. This procedural document has been prepared early on in the process and enables the community to know when and how it can get involved.

Annual Monitoring Report (AMR)

This report will be produced annually with the first report to be produced in December 2005. The two key aims of this report will be to assess;

- ▶ the implementation of the local development scheme; and
- ▶ the extent to which the aims of saved policies and those contained in local development documents are being achieved.

Strategic Environmental Assessment (SEA) and Environmental Assessment (SA) Report

Local Planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The SEA and SA will play an important part in ensuring that local development documents produced by the Council reflect sustainability objectives.

An integrated SEA and SA will be produced alongside the production of local development documents. An environmental report detailing the assessment of policies and options will be published and be used to justify policy decisions. The results of the SEA and SA study will help guide the local authority towards a sustainable policy framework.

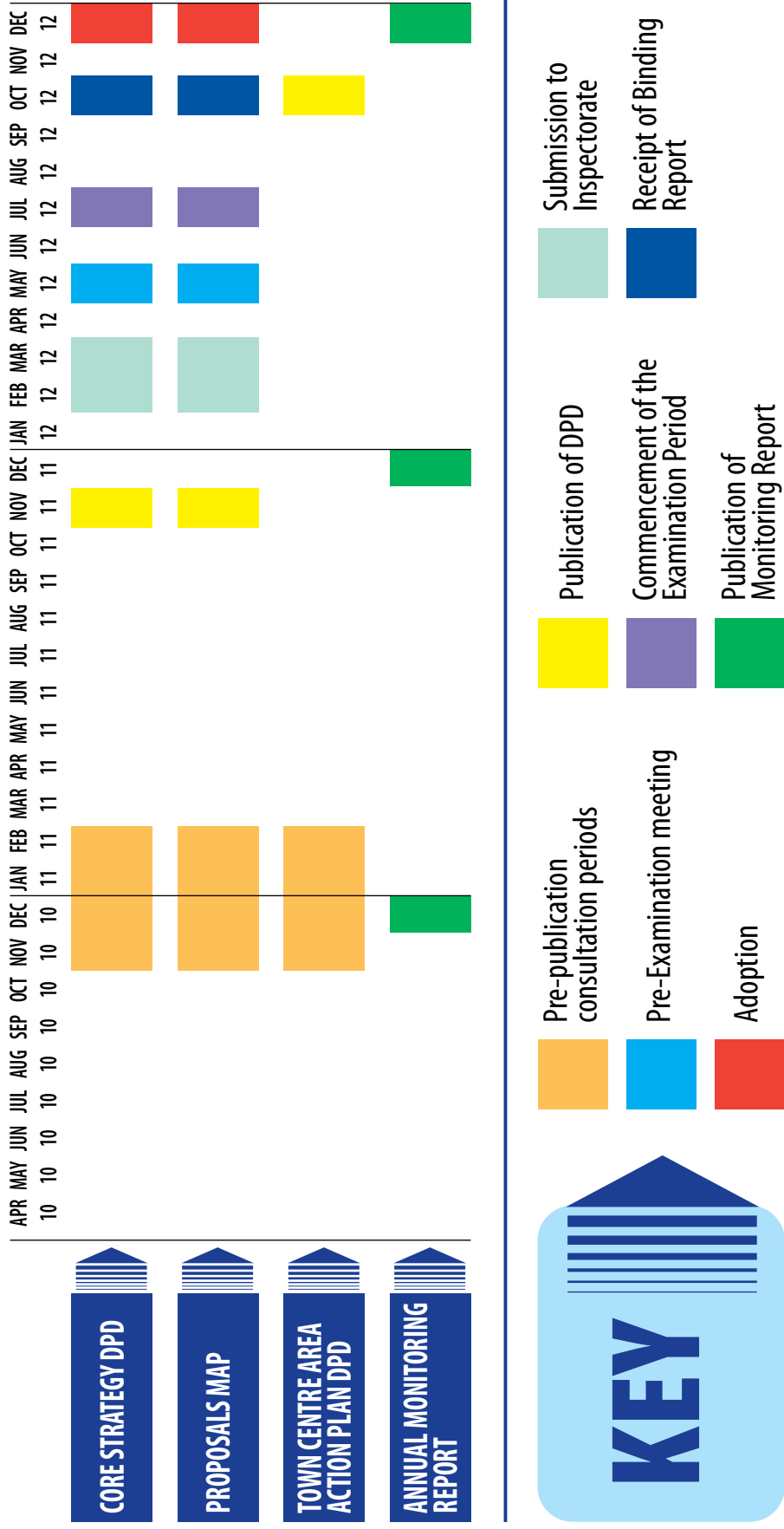


Timetable

The chart on page 14 indicates the timetable for the production of the Local Development Framework documents by April 2013. Further details on each document to be produced are contained in Appendix 1.

The chart indicates the key dates in the process although the dates for pre publication consultation are only an indication at this stage, further information will be provided on the pre publication consultation as the process moves on. The Examination date is subject to consultation with the Planning Inspectorate.

Figure 2 - Three year timetable for production of LDF





Management of the Programme

While some components of the programme may be outsourced due to the need for external specialist input or/and internal resources issues the overall management of the process and delivery of the Framework will be in-house.

Local Development Framework Working Group

The Local Development Framework requires rapid progress in order to ensure that the LDS timetable is achieved. As part of this process officers will need to have a regular dialogue with members on both strategic and local policy issues. As such a 'working party' of members has been appointed.

The Working Group is representative of both the political composition of the Council and in geographic coverage. It will be used for informal discussion sessions and, when necessary, more formal endorsement of proposals prior to undertaking further stages of the policy process. The objectives of the Working Group are to increase early Member involvement in the process so resulting in fewer hold-ups later on in the process and to ensure that adequate consideration is given to relevant matters of planning policy.

Joint Bromsgrove and Redditch Planning Advisory Panel

The requirement through the Regional Spatial Strategy for land in Bromsgrove District to be used for the growth needs of Redditch means Bromsgrove District Council and Redditch Borough Council will have to work closely to deliver the planned growth. In order to facilitate timely production of both authorities' core strategies an informal group of members has been set up to consider options for the development needs of Redditch which has to be met in Bromsgrove. This group does not have any formal decision making authority although it is envisaged that it will recommend jointly agreed policies. Final policy decisions will then be taken using the established procedures at both councils

Town Centre Joint County & District Steering Group

The nature of the likely development to be guided by the Town Centre Area Action Plan will require cooperation and coordination from many different stakeholders. In order to facilitate the comprehensive regeneration of the Town Centre a joint County and District Council steering group has been established to lead the program, the membership currently is focussed on the public agencies who play a key part in the regeneration. As the project progresses it will be necessary for other agencies and stakeholders to play an active part in the steering groups



Management of the Programme *continued*

Internal Resource Implications

The Strategic Planning section will have responsibility for the production of all the Local Development Documents. It is anticipated that the specialist planning consultants will be used on certain aspects of developing the evidence base. A team of consultants has also been engaged to help prepare the Town Centre AAP in order that the Strategic planning section can focus resources on the Core Strategy.

External Resource Implications

It is difficult to predict the impact of external bodies on the production of the Bromsgrove LDF. The timetable contains assumptions regarding possible Inquiry and adoption dates. These will be modified as the Inspectorate gains a more complete national perspective of likely workloads. The early preparation of the Statement of Community Involvement has helped establish how community and stakeholder involvement will be integrated into the process to ensure that key players can positively engage in the plan work at the most appropriate points.



Risk Assessment

There will always be a level of uncertainty associated with a document such as the Local Development Scheme. It is legitimate to consider how reasonable and achievable are the targets set out above and what issues may affect the overall deliverability of the LDS.

In order to address this issue the Council have carried out a risk assessment which identifies potential risks and suggests mitigating action.

Risk Identified	Issue	Degree of Risk	Mitigation
Staff resources	Over recent years the Planning Policy section has experienced an increased turnover of staff and difficulty in recruiting experienced staff. Whilst this situation has improved, the section still only has limited resources with which to carryout all its functions	High	The current sharing of resources between Bromsgrove and Redditch Councils is required in order to ensure both core strategies are found sound. All opportunities for sharing of workloads and experience between the authorities should be taken
Competing work priorities	The Planning Policy section is involved in a wide range of work for example support and advice to Development Control and involvement with work priorities of other departments.	Medium	The high priority for LDF work is increasingly being acknowledged. At certain times other work may have to take a lower priority. By setting realistic targets it is anticipated that some flexibility can be built into the work programme.
Financial resources	The ability to deliver the LDS is dependent on sufficient funding for evidence gathering, plan production, consultation, funding for the examination including the Planning Inspector, Programme Officer and printing costs. Unexpected requirements for evidence associated with the cross boundary growth around Redditch may stretch existing finances.	High	Identified demands on financial reserves can currently be met through Council budgets, constant re-evaluation of financial requirements will have to be factored into the budget setting process. Opportunities for jointly commissioned work with others authorities should also be investigated
Other guidance	Regional Guidance is currently undergoing a very protracted review process, more uncertainty around this process or a change of government could affect progress on plan production.	Medium/high	These will have to be taken into account at the next appropriate stage in preparation or review.

Risk Identified	Issue	Degree of Risk	Mitigation
Joint working	The LDF is being prepared within the context of the Community Strategy. Any slippage in its production may have implications on the targets set out in the LDS.	Medium	<p>Close liaison between relevant Officers and Stakeholders via LSP.</p> <p>Application of project management principles.</p> <p>Opportunities for joint working to inform the evidence base will be explored</p>
Capacity of outside agencies	<p>Significant Joint working has already taken place with Redditch borough council on progressing core strategy development options, further close working between the authorities will have to take place to ensure sound DPDs</p> <p>The capacity of the Planning Inspectorate to deal with submissions by a number of LPA's may impact on timetable and deliverability of LDF's</p>	High	Constant engagement with GOWM and PINS to ensure process to managed.
Scale and nature of consultation responses	If representations are not handled efficiently this could negatively impact on tests of soundness.	Low	<p>Ensure consultation is in accordance with SCI.</p> <p>Investigate use of appropriate tailored and compatible software to manage community engagement process.</p>
Political Priorities	Changes in Political administration at local level bring the potential for changes in priorities and direction. A change in Government at a national level could have significant effects on the process.	Medium/High	Regular contact with Members particularly via the LDF working Group will minimise the risk involved in this process.
Soundness	The Planning Inspector may conclude that the DPD is unsound	Medium	<p>The District Council will seek to ensure all DPD's are sound and founded on a robust evidence base and well audited stakeholder and community engagement systems in order to minimise the risk of legal challenge. The District Council will work closely with GOWM at relevant stages to minimise such risks and will closely examine emerging guidance.</p>



Monitoring and Review

Review and monitoring are key aspects of the Government's 'Plan, monitor and manage' approach to the planning system. The Council will publish an Annual Monitoring Report (AMR). This report will assess:

- ▶ the implementation of the local development scheme
- ▶ the extent to which policies in local development documents are being achieved.

The AMR will review actual plan progress against the targets and milestones for local development document preparation set out in this scheme. If the Council is falling behind the schedule or has failed to meet a target the AMR will explain why this has happened and the action to be taken. If required then this scheme will be updated and re-published at the same time as the publication of the AMR.

Longbridge Area Action Plan

Although no longer a part of this LDS with regards to plan preparation as the Longbridge Area Action Plan was adopted in April 2009. Due to the cross boundary nature of the site and the policies contained in the plan it is important that the implementation of development is joint delivered in a managed way by the three local authorities and the developers. As such Mechanisms have been put in place between Birmingham City Council, Bromsgrove District Council and Worcestershire County Council to ensure the effective management of the process. These mechanisms also include where necessary the major landowners and developers of the site St Modwen properties and Advantage West Midlands.



Appendix 1

Document Profiles

Core Strategy DPD		
Document Details	Role and Content	Will set out the vision, spatial strategy and core policies for the spatial development of the District including strategic allocations.
	Status	Development Plan Document.
	Position in chain of conformity	Conforms with Regional Spatial Strategy.
	Geographic coverage	District Wide
Timetable	Preparation of Issues and Options	January 2005 - September 2007
	Consultation on Preferred Options	October - November 2008
	Joint BDC/RBC consultation on Redditch growth options	February - March 2010
	Joint BDC/RBC consultation on Draft Core strategies	November - December 2010
	Joint Publication of Core strategies	November 2011
	Submission of Core strategy to Secretary of State	February - March 2012
	Pre Examination meeting	May 2012
	Examination Hearings (including joint sessions with RBC)	July 2012
	Receipt of Binding Report	October 2012
	Adoption date	December 2012
Production	Process led by	Strategic Planning Section
	Management arrangements	See Section 9
	Resources required to produce DPD	Internal resources although some more specialist help will be required for some of the technical baseline evidence. Considerable joint working with Redditch borough Council will be required to ensure soundness of both Local Authorities core strategies.
	Approach to involving stakeholders	Outlined in Statement of Community Involvement

The ability of the District Council to meet the timetable for the production of the core Strategy as set out above is dependant on the current review of the RSS.

Proposals Map DPD		
Document Details	<p>Role and Content</p> <p>Status</p> <p>Position in chain of conformity</p> <p>Geographic coverage</p>	<p>Maps illustrating policies, proposals and designations contained in the Development Plan documents.</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>District Wide</p>
Timetable	The proposals map will be produced and amended as required by the adoption of DPDs	N/A
Production	<p>Process led by</p> <p>Management arrangements</p> <p>Resources required to produce DPD</p> <p>Approach to involving stakeholders</p>	<p>Strategic Planning Section</p> <p>See Section 9</p> <p>Internal preparation and external printers and GIS/Web developers.</p> <p>Outlined in Statement of Community Involvement.</p>

Town Centre Area Action Plan DPD		
Document Details	<p>Role and Content</p> <p>Status</p> <p>Position in chain of conformity</p> <p>Geographic coverage</p>	<p>This document will provide a comprehensive land use strategy for Bromsgrove Town Centre</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>Bromsgrove Town Centre</p>
Timetable	<p>Preparation of Issues and Options consultation on Draft AAP</p> <p>Publication of AAP</p> <p>Submission of AAP to Secretary of State</p> <p>Pre Examination meeting</p> <p>Examination Hearings</p> <p>Receipt of Binding Report</p> <p>Adoption date</p>	<p>January 2008</p> <p>November - December 2010</p> <p>October 2012 (TBC)</p> <p>January 2013 (TBC)</p> <p>April 2013 (TBC)</p> <p>June 2013 (TBC)</p> <p>August 2013 (TBC)</p> <p>October 2013 (TBC)</p>
Production	<p>Process led by</p> <p>Management arrangements</p> <p>Resources required to produce DPD</p> <p>Approach to involving stakeholders</p>	<p>Town Centre Project Manager in conjunction with Strategic Planning Section</p> <p>See Section 9</p> <p>Internal officer time although it is envisaged some of the work is carried out by consultants working in conjunction with the key stakeholders. The Project is being jointly managed by both the District and County Councils.</p> <p>Outlined in Statement of Community Involvement</p>



Appendix 2 Existing Policies Table

The following tables identify existing policies and their subject area from the Bromsgrove District Local Plan (BDLP) that have been saved until replaced by policies in a Development Plan Document (DPD).

Policy Number	Policy Name	Policy Number	Policy Name
DS1	Green Belt Designation	S16	Affordable Housing in Green Belt Areas
DS2	Green Belt Development Criteria	S17	Caravan/Mobile Home sites
DS3	Main Locations for Growth	S18	Gypsies
DS4	Other Locations for Growth	S19	Incompatible Land Uses
DS5	Village Envelope Settlements	S20	Main Shopping Location
DS8	Areas of Development Restraint	S21	Out of Town Shopping
DS9	Protection of Designated Environmental Areas	S22	Provision of Local Shopping Facilities in New Residential Areas
DS11	Planning Obligations	S23	Shopfront Enhancement
DS13	Sustainable Development	S24	Retention of Traditional Shopfronts
S3	Windfall Policy	S24A	Original Features on Shopfronts
S4	Monitoring of Housing Sites	S25	New Shopfronts
S6	Special Needs in Housing	S26	Shopfront Fascias
S7	New Dwellings Outside the Green Belt	S27	Standards of Fascia Design
S8	Plot Sub-Division	S27A	Projecting Signs
S9	New Dwellings in the Green Belt	S27B	Design and Materials in Conservation Areas
S10	Extensions to Dwellings Outside the Green Belt	S28	New and Enhanced Community Facilities
S11	Extensions to Dwellings in the Green Belt	S29	Access for the Disabled
S12	Replacement of Dwellings in the Green Belt	S31	Development at Educational Establishments
S13	Sub-division of Dwellings in the Green Belt	S32	Loss of Private Playing Fields
S13A	Changes of Use of Dwellings in the Green Belt	S33	Mobile Classrooms
S14	Range of Housing Types and Tenures	S35	Proposed New and Extended Conservation Areas
S15	Affordable Housing in Urban Areas	S35A	Development in Conservation Areas

Policy Number	Policy Name	Policy Number	Policy Name
S36	Design of Development in Conservation Areas	C24	Removal of Occupancy Conditions
S37	Demolition in Conservation Areas	C27	Re-Use of Existing Rural Buildings
S38	Protection of Buildings of Merit	C27A	Removal of Permitted Development Rights
S39	Alterations to Listed Buildings	C27B	Residential and Commercial Re-Use of a Rural Building
S39A	Demolition of Listed Buildings	C27C	Extensions to Converted Rural Buildings
S41	Listed Buildings in Shopping Areas	C29	Conversion of Listed Buildings
S42	Shopfronts in Conservation Areas	C30	Twelve Month Limit for Re-Use of Building
S43	Traffic Calming Schemes	C30A	New Agricultural Buildings
S44	Reinstatement of Features in Conservation Areas	C31	Farm Diversification Schemes
S45	Improvements to Conservation Areas	C32	Farm Diversification Schemes
S46	Areas of Special Advertisement Control	C33	Farm Shops
S47	Advertisement Control	C34	Horticultural Nurseries
S48	Historic Parks and Gardens	C36	Preservation of Archaeological resources
C1	Designation of Landscape Protection Areas	C37	Excavation Around Archaeological Remains
C4	Criteria for Assessing Development Proposals	C38	Development Criteria for Archaeological Sites
C5	Submission of Landscape Schemes	C39	Site access for Archaeologists
C6	Sites for Environmental Improvements	E2	Employment Land for Redditch-Related Needs
C9	Development Affecting SSSI's and NNR's	E3	Employment Land for Remainder of District
C10	Development Affecting SWS's and LNR's	E4	Extension to Existing Commercial Uses
C10A	Development Affecting Other Wildlife Sites	E6	Inappropriate Land Uses in Employment Areas
C12	Wildlife Corridors	E7	Development Briefs for Large Sites
C16	Effect of Infrastructure Development on the Landscape	E9	Criteria for New Employment Development
C17	Retention of Existing Trees	E10	Retail or Recreational Uses on Employment Land
C18	Retention of Existing Woodland	E11	Signing on Industrial Estates
C19	Tree Preservation Orders		
C21	New Agricultural Dwellings		
C22	New Agricultural Dwellings		
C23	Additional Dwelling Units on Farms		

Policy Number	Policy Name	Policy Number	Policy Name
TR1	The Road Hierarchy	RAT19	Safeguarding Commons and Greens
TR2	Safeguarding of Land for Future Road Proposals	RAT20	Re-use of Mineral Workings for Recreational Activities
TR3	Development Adjacent to Major Highway Junctions	RAT21	Golf Courses
TR4	Motorway Service Areas	RAT22	Tourism Schemes
TR5	Railfreight	RAT23	Tourism Schemes
TR5A	Railfreight	RAT24	New Hotels
TR6	Traffic Management Schemes	RAT25	Extensions to Hotels
TR8	Off-Street Parking Requirements	RAT26	Conversion of Buildings to Hotels
TR9	Making Up of Roads to Adoptable Standards	RAT27	Self Catering Accommodation
TR10	Car Parking Provision for Disabled Motorists	RAT28	Farm-based Accommodation
TR11	Access and Off-Street Parking	RAT29	Static Holiday Caravans or Chalet Sites
TR12	Reduced Car Parking Standards	RAT30	Caravan Storage
TR13	Alternative Modes of Transport	RAT33	Visitor Facilities
TR15	Car Parking at Railway Stations	RAT34	Tourist Potential of Canals
TR16	Cycle Routes	RAT35	Coach/Bus Parking Facilities
RAT 1	Outdoor Sport and Recreation in the Green Belt	ES1	Protection of Natural Watercourse Systems
RAT 2	Outdoor Sport and Recreation in the Green Belt	ES2	Restrictions on Development where Risk of Flooding
RAT3	Indoor Sport Development Criteria	ES3	Sewerage Systems
RAT4	Retention of Open Space	ES4	Groundwater Protection
RAT5	Provision of Open Space	ES5	Sewerage Treatment Facility Provision
RAT6	Open Space Provision in New Residential Developments	ES6	Use of Soakaways
RAT7	Sports Hall Standards	ES7	Sites Suspected of Contamination
RAT8	Dual Use facilities	ES8	Development Near Hazardous Installations
RAT9	Development on Allotments	ES9	Undergrounding of Supply Cables
RAT12	Support for Public Rights of Way	ES11	Energy Efficiency in Buildings
RAT13	Stopping-up a Right of Way	ES12	Provision of Recycling Facilities
RAT16	Equestrian Activities	ES13	Development of Telecommunication Facilities
RAT17	Stabling	ES14	Development Near Pollution Sources
		ES14A	Noise Sensitive Development
		ES16	Reforming of Land

Policy Number	Policy Name
ALVE2	Development Within Alvechurch Shopping Area
ALVE3	Provision of Additional Off-street Parking near Alvechurch Station
ALVE4	Site for Open Space and Water Recreation
ALVE5	Density Restrictions
ALVE6	Area of Development Restraint: Land to North of Crown Meadow
ALVE7	Area of Development Restraint: Land to North of Rectory Lane
ALVE8	Area of Development Restraint: Land to South of Rectory Lane
BG1	Development within Barnt Green Shopping Area
BG2	Station Approach Development site
BG3	Improvements to Car parking provision
BG4	Retention of character of Area
BEL1	Village Envelope: Belbroughton
BE1	Village Envelope: Beoley
BE2	Site for play area: Holt End
BE3	Area of Development Restraint: Land at Ravensbank Drive
BOUR1	Village Envelope: Bournheath
BROM5	Area of Development Restraint: Barnsley Hall South and Norton Farm
BROM5A	Area of Development Restraint: Land at Perryfields Road East
BROM5B	Area of Development Restraint: Land north of Perryfields Road
BROM5C	Area of Development Restraint: Land adjacent to former Wagon Works
BROM5D	Area of Development Restraint: Land at Perryfields Road West
BROM5E	Area of Development Restraint: Land at Church Road Catshill

Policy Number	Policy Name
BROM5F	Area of Development Restraint: Land at Whitford Road
BROM6	Employment Development Sites: Land Between Hanbury Road, Shaw Lane and Westonhall Road, Stoke Prior
BROM9	Re-zoning to Residential Use: Land in Industrial Use off Willow Road.
BROM11	Town Centre Zone
BROM12	Primary and Secondary Shopping Areas
BROM13	Development in Primary Shopping Area
BROM14	Development in Secondary Shopping Area
BROM16	Amalgamation of Shop Units
BROM18	Improvements to Shopping Environment
BROM19	Development of Alleyways and Town Courts
BROM22	Improved Facilities to the Shopping Environment
BROM23	Development in Catshill Shopping Area
BROM24	Development in Aston Fields Shopping Area
BROM28	Play Area and Open Space
BROM30	Avoncroft Museum
BROM32	Strategic Open Space
BUR1	Village envelope: Burcot
CL1	Village Envelope: Clent
CH1	Environmental Improvements at Rednal
FAR1	Village Envelope: Fairfield
FIN1	Village envelope: Finstall
FIN3	Site for Open Space: Pennamor
FIN4	Site for Play Area: Heydon Road
FR2	Site for Open Space: Holy Trinity Cricket Club

Policy Number	Policy Name
FR3	Site for Play Area: Holly Hill Road
FR4	Area of Development Restraint: Land off Egghill Lane
HAG2	Area of Development Restraint: Kidderminster Road South
HAG2A	Area of Development Restraint: Land at Algoa House
HAG2B	Area of Development Restraint: Land South of Kidderminster Road
HAG3	Development in Hagley shopping area
HAG5	Wildlife Site: Land at Sweetpool, Hagley
HOL1	Village Envelope: Holy Cross
HOP1	Village envelope: Hopwood
ROM1	Village Envelope: Romsley
ROM2	Site for Play Area: Land off Dark Lane
ROW1	Village Envelope: Rowney Green
RUB2	Development in Rubery Shopping Area
RUB4	Residential Development in Rubery Shopping Area
RUB5	Site for Play Area: Land off New Inns Lane
TARD1	Site for Recreation/Leisure Purposes
WYT1	Development in Wythall Shopping Area
WYT2	Wildlife Area: Beaudesert Road
WYT3	Nature Reserve: Sycamore Drive
WYT4	Access to Birmingham, Midland Museum of Transport.

Policy Number	Policy Name
WYT5	Recreation Development at Wythall Park
WYT6	New Sports Pitches: Alcester Road
WYT7	Playing Fields: Walkers Heath
WYT8	Site for Recreation Use: Shirley Quarry
WYT9	Site for Open Space: Falstaff Avenue
WYT10	Park and Ride Facilities at Wythall Railway Station
WYT11	Site for New Church: Silvermead School
WYT13	Gypsy Caravan Site
WYT15	Area of Development Restraint: Land off Selsdon Close, Grimes Hill
WYT16	Area of Development Restraint: Land at Bleakhouse Farm



Appendix 3 Jargon Guide

Local Development Framework (LDF)

The LDF will provide the framework for delivering the planning strategy and policies for Bromsgrove District.

Local Development Documents (LDD)

The LDF is comprised of LDDs. These can be either Development Plan Documents (DPD), Supplementary Planning Documents (SPD) or other statutory documents such as the SCI and AMR.

Development Plan Documents (DPD)

These will contain development plan policies and be subject to independent examination.

Supplementary Planning Documents (SPD)

These will cover many issues and will provide additional guidance for policies in the DPDs. They are not a part of the development plan and they are not subject to independent examination.

Local Development Scheme (LDS)

This document is a 3 year project plan for the production of documents in the LDF.

Annual Monitoring Report (AMR)

A document showing the progress in achieving the programme set out in the LDS and the effectiveness of development plan policies.

Strategic Environmental Assessment (SEA)

The environmental assessment of plans and policies, as required by an EU Directive.

Sustainability Appraisal (SA)

An appraisal of the environmental, social and economic impacts of specific policies and proposals. Work will be undertaken at the same time as the SEA.

Statement of Community Involvement (SCI)

This sets out the standards which the planning authority has to achieve and its proposals in relation to involving the community in plan-making. This is not a DPD but is subject to independent examination.



Appendix 4

Acronyms

List of Acronyms used in this document:

AAP	Area Action Plan
AMR	Annual Monitoring Report
BDC	Bromsgrove District Council
BDLP	Bromsgrove District Local Plan
DPD	Development Plan Document
LA	Local Authority
LDF	Local Development Framework
LDD	Local Development Document
LDS	Local Development Plan Scheme
LPA	Local Planning Authority
PPS	Planning Policy Statement
PINS	Planning Inspectorate
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
WCSP	Worcestershire County Structure Plan



Contact Details

We welcome your comments on the contents of this document.
Please contact us by any of the following methods:

Telephone: **01527 881323**
01527 881328
01527 881314

E-mail: **LDF@bromsgrove.gov.uk**

Post: **Strategic Planning Section**
Planning and Environment Services
Bromsgrove District Council
Burcot Lane
Bromsgrove
B60 1AA

For further information you can also visit the Strategic Planning
Section website at;

www.bromsgrove.gov.uk/strategicplanning



**This Document can be provided in
large print, braille, CD, audio tape and
computer disc.**



Bromsgrove
District Council

www.bromsgrove.gov.uk



Planning and Environment Services

Bromsgrove District Council, The Council House, Burcot Lane, Bromsgrove, Worcestershire B60 1AA.
Tel: (01527) 881314/881323/881328, Main Switchboard: (01527) 881288, Fax: (01527) 881313, DX: 17279 Bromsgrove
e-mail: LDF@bromsgrove.gov.uk