

Draft Core Strategy

Consultation Report



2008



Planning and
Environment Services

Bromsgrove District Council
www.bromsgrove.gov.uk

Report on consultations on Core Strategy Issues and Options

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1. INTRODUCTION

- 1.1 This report describes the consultation process carried out and results obtained by the Council in relation to the Core Strategy Issues and Options consultation. The consultation is required by Regulation 25 of the Town and Country Planning (Local Development) (England) Amendment Regulations which came out in June 2008. The new regulations refer to the need for public participation in the preparation of the Development Plan. The regulations no longer require a specific consultation on “preferred options” and the purpose of regulation 25 is to give Local Planning Authorities wider scope in engaging stakeholders and interested parties in the preparation of their DPD’s.
- 1.2 The consultation has been undertaken in accordance with the programme and timetable set out in the Local Development Scheme for the preparation of the Local Development Framework.
- 1.3 Furthermore the consultation has followed the methodology and techniques set out in the Statement of Community Involvement which is available to view on our website www.bromsgrove.gov.uk
- 1.4 An initial consultation exercise was carried out in June 2005 when a wide range of issues was explored using a variety of consultation techniques.
- 1.5 Due to new issues emerging a further phase of Issues and Options consultation was carried out in 2007. A wide cross section of views was obtained and valuable experience of community engagement was gained.

2. EXECUTIVE SUMMARY

- 2.1 The first Issues and Options Report was published in June 2005, which was subject to public consultation. This work was carried out prior to the production of Government Guidance on key areas and the production of the Regional Spatial Strategy. However equally important was the need to ensure a solid evidence base was in place to inform and support policies being proposed within the Core Strategy. Due to staffing difficulties, work on the preparation of the Core Strategy had to be temporarily suspended. The next major stage was therefore a refresh of the original issues and options document of 2005 and the launch of new issues in 2007.
- 2.2 Two formal stages to the consultation on the Issues and Options Core Strategy have so far been carried out, although it is recognised that this is essentially an ongoing process. Various sub stages may however be identified:

Stage 1 2005

1. An event was held in March 2005 in the Council Chamber, in order to publicise the new LDF process and the Statement of Community Involvement. The event consisted of a presentation on the new planning system and then a workshop on core issues. 'Planning for real' techniques of public involvement were also used (see appendix 6)
2. A questionnaire survey was prepared on each issue
3. Face to face focus group meetings were held with interested parties (see appendix 4)
4. Area meetings with Parish Councils and other community groups

Stage 2 2007

1. Town Hall event 'piggybacking' LSP annual meeting to refresh original issues and options document and launch new issues consultation
2. Questionnaire survey sent out to interested parties, Statutory Consultees and stakeholders
3. Information was also made available in local libraries and on the website across the District.
4. 'Piggybacking' of Street Theatre events throughout August held in Town Centre Recreation ground (next to Asda). Shared BDC stall

providing consultation opportunities on Sustainable Community Strategy and Issues and Options Core Strategy

5. Information concerning consultation was also made available on Council's website
 6. Consultation meetings were also held with stakeholders and key service providers to identify relevant issues and in particular any 'showstoppers'.
- 2.3 Further consultation on the draft Core Strategy Spatial Vision was carried out in 2008 coinciding with consultation on the Town Centre Area Action Plan. This was again launched at the LSP annual town hall event in July 2008. Letters and a leaflet were sent out to our consultees and the copies of the Vision were also available at the various street theatre events held throughout the summer of 2008 in the Town Centre, Hagley, Wythall and Rubery.
- 2.4 The results of the consultation have clear implications for the development of the LDF strategy and have therefore had a major influence on the selection of the policies set out in the draft Core Strategy. The remaining sections of this report should be consulted for more in-depth information. The report also contains an explanation of how the Draft Core Strategy has been arrived at.
- 2.5 A summary of the main conclusions of both consultations is as follows, but full details can be found later in this report:

Location for growth

The majority of people felt that new housing and employment growth should be concentrated in Bromsgrove Town, with limited brownfield development in other settlements

Strong support was also expressed towards prioritising the release of existing designated sites from the greenbelt, with those around Bromsgrove being released first.

Housing

2005

A clear consensus has not been shown with regards to the future type of housing required in Bromsgrove

The majority of people favoured allowing limited general housing on brownfield sites with a high level of affordable housing provision, ensuring mixed developments.

No clear consensus has been shown for the location of affordable housing or the supply of housing.

2007

The general public showed the greatest level of support for development on brownfield sites and green field sites that have already been designated (ie ADR's). There is a general consensus that further release of Green Belt land should be limited.

Responses from statutory consultees and the private sector have shown a level of support for all options.

Sustainability is a key issue that has been raised by a number of respondents. Many feel that housing should be primarily located in the town of Bromsgrove. Elsewhere housing should be limited to meeting local needs only

Rural Areas

Identifying mixed-use village centres for local services was considered to be the most sustainable way to ensuring that the villages contain a range of essential services.

It has been argued that key settlements, including large villages with a full range of facilities, should be allowed to expand in order to provide support for facilities and to cater for the needs of the local population, particularly where these populations have access to higher order centres via public transport including rail.

Rural diversification should be encouraged in order to ensure the success of these areas. Possibilities could include tourism and recreational uses.

It has been suggested that the higher order settlements should be allowed to expand naturally to ensure facilities are both maintained and increased thereby increasing accessibility of these facilities to local residents. This would help to cut down the use of private vehicles and help to sustain rural transport and services.

Employment

The majority of people are in favour of small areas of employment within main settlements to support starter business and small-scale local firms

Strong support has been shown towards encouraging new business to locate in main settlements, whilst continuing to support existing business in the rural areas. Support has also been expressed for encouraging the reuse of rural buildings to provide small-scale office accommodation

No clear consensus for reuse of redundant employment sites was revealed for this issue. Support has been expressed towards promoting a mix of employment generating activities, and reuse for non-employment uses

Retail and Bromsgrove Town Centre

The majority of people favour the idea to promote modest expansion of Bromsgrove Town Centre to serve local needs. . It has been argued that Bromsgrove Town Centre should continue to be the main centre in the hierarchy within the District offering a wide range of shopping, tourist and leisure facilities to support local people as well as the wider population.

Strong support has been expressed towards a mix of uses including shopping and leisure with retail being the main use. Retaining and enhancing the distinctive character of Bromsgrove town centre should be a key consideration in determining its future role and planning.

A clear consensus has been expressed for a mix of uses with shopping being the main use in other local centres e.g. Alvechurch, Barnt Green, Catshill, Hagley. It has been commented that new housing would support the viability of other local shopping centres.

Learning, leisure and Improving Health

The majority of support has been expressed towards targeting poorly provided wards and parishes in the District. Improving larger areas and providing a large number of small accessible areas is also considered to be important

*No clear consensus for issue of provision of health facilities
Most people opted for safeguarding key accessible sites for future health service provision.*

Safe/well designed environment

*Most people favour the promotion of designing out crime initiatives
People generally feel that Bromsgrove is a safe place to live but there is still a fear of crime.*

The prominence given to the importance of promoting good design in all new development in terms of its contribution to sustainable development and protecting local distinctiveness was welcomed.

Natural Environment

2005

Preservation of the natural environment is considered to be important. It has been suggested that wherever it is feasible, it should be preserved in conjunction with social and economic objectives

Most people are in favour of requiring all new developments to have sustainable drainage systems.

2007

The general public have given overwhelming support for the need to adapt to climate change and mitigate its effects.

The greatest level of support was shown by the general public where new developments have to obtain a set percentage of their energy from a renewable/low carbon source in line with National and Regional targets.

There was an element of consensus from the private sector that renewable energy should only be encouraged on sites where it is economically viable.

The issue of flooding is clearly a concern for the residents of the district of Bromsgrove with strong support for options 1, 2, 3 and 4 which aim to reduce the impact of flooding and prevent increases in flood risk.

Local residents understand the importance of recycling and have shown strong support for all methods of recycling on new developments.

There was also a level of support from statutory consultees and the private sector, the most popular approach being that new developments should include space for recycling (i.e. green bins) and encourage water-harvesting methods (for example, water butts) in their proposals.

The greatest support from the general public was given to the importance of developments providing some positive benefit for biodiversity and ensuring that developments that cause unnecessary harm to biodiversity should be resisted.

The greatest level of support from statutory consultees and the private sector was given to the option of balancing the protection of wildlife against social and economic factors.

Transport

No clear consensus expressed for this issue. The majority of people favour the idea of targeting key public transport interchanges for new development. Support has also been expressed for improving facilities at public transport sites.

It has also been suggested that we should ensure transport problems for the disabled and those with mobility difficulties are met by providing access to trains at the station, wheelchair accessible taxis, and help fund community transport.

Slightly more support has been expressed for ensuring better linkages between new developments, and enhancing existing facilities within and between settlements.

The Historic Environment

The majority of people have expressed interest in taking action first in areas where the threat to the historic environment is greatest.

Most people are in favour of ensuring policy encourages viable reuse of locally important buildings.

Conclusions

- 2.6 It is the task of the Council to select and develop the draft Core Strategy in order to produce a balanced package of measures which best addresses all the views expressed and reconciles conflicts in an optimum manner. The remaining sections of this report provide details of how the various comments have been considered and taken into account.

3. CONSULTATION METHODS: HOW DID WE CONSULT?

3.1 Stage 1 2005

1. An event was held in March 2005 in the Council Chamber, in order to publicise the new LDF process and the Statement of Community Involvement. Over 200 people from the community and local organisations were invited to attend and this was publicised in the local press. Over the two sessions, afternoon and evening, 75 people attended. The event consisted of a presentation on the new planning system and then a workshop on core issues. 'Planning for real' techniques of public involvement were also used (see appendix 5 & 6)
2. A questionnaire survey was prepared on each issue to which over 50 responses were received and 26 other responses were received in the form of letter or email.
3. Face to face focus group meetings were held with interested parties (see appendix 4)
4. Area meetings were held with Parish Councils and other community groups

3.2 Stage 2 2007

1. Town Hall event 'piggybacking' LSP annual meeting to refresh original issues and options document and launch new issues consultation
2. Questionnaire survey sent out to over 200 interested parties, Statutory Consultees and stakeholders to which approximately 120 responses were received in the form of questionnaire responses, letters and emails.
3. Copies of the Newsletter were also made available to view in all local libraries across the District, The Council House and the Customer Service Centre (in the Dolphin Centre).
4. 'Piggybacking' of Street Theatre events throughout August held in Town Centre Recreation ground (next to Asda). Shared BDC stall providing consultation opportunities on Sustainable Community Strategy and Issues and Options Core Strategy
5. The Newsletter could be viewed on the Council's website which also provided information concerning consultation.

6. Consultation meetings were also held with stakeholders and key service providers to identify relevant issues and in particular any 'showstoppers'.
- 3.3 Further consultation on the draft Core Strategy Spatial Vision was carried out in 2008 coinciding with consultation on the Town Centre Area Action Plan. This was again launched at the LSP annual town hall event. Letters and a leaflet were sent out to our consultees and the Vision was also taken to the various street theatre events held throughout the summer of 2008 in the Town Centre, Hagley, Wythall and Rubery.

4. CONSULTEES: WHOM DID WE CONSULT?

4.1 Stage 1 2005

- Bromsgrove District Council is keen to ensure that the Local Development Framework reflects a broad cross section of community interest including traditional hard to reach groups such as people with disabilities. With this in mind over 200 people from the community and local organisations were invited to attend an annual meeting of the Bromsgrove partnership, the Local Strategic Partnership for Bromsgrove, in March 2005. Attendance included representatives of the elderly, people with disabilities, local businesses, environmental groups, government departments/agencies and so on.
- An exhibition was displayed outlining the new LDF process and planning officers were on hand to give out leaflets, questionnaires and answer queries. In order to publicise the new LDF process and to reach as wide an audience as possible an article appeared in the local press. Over the two sessions, an afternoon and evening, 75 people attended.
- A questionnaire survey was prepared on each issue to which over 50 responses were received. 26 other responses were received in the form of letter or email.
- Face to face focus group meetings were held with interested parties including Citizens Panels and representative bodies examining each key issue including the natural environment, housing, transport, rural life and so on.
- Recognising the importance of local identity, officers also attended Parish Council meetings and Annual meetings on request to let people know about the new planning system and explain methods of involvement.

4.2 Stage 2 2007

In order to reach a wide audience various methods of consultation were used:

- The 2007 Town Hall LSP annual meeting was attended by over 100 individuals and representatives of interest groups. Copies of the flyer and questionnaire were given out to all attendees.
- The questionnaire was also sent out to over 200 interested parties, Statutory Consultees and stakeholders.

- Copies of the Newsletter were made available to view in all local libraries across the District, The Council House and the Customer Service Centre (in the Dolphin Centre).
 - ‘Piggybacking’ of Street Theatre events throughout August held in Town Centre Recreation ground (next to Asda). Shared BDC stall providing consultation opportunities on Sustainable Community Strategy and Issues and Options Core Strategy. Attendance at this event allowed family groups to be involved in the process.
 - The Newsletter is available for viewing on the Council’s website which also provided information concerning consultation methods.
 - Approximately 120 responses were received to this consultation in the form of completed questionnaires, letters and emails.
- 4.3 Consultation meetings were held with stakeholders during 2007 and 2008 including representatives from the emergency services, education, utilities, transport, housing and health service providers to identify relevant issues and in particular any ‘showstoppers’. Joint meetings were initially held with these groups with Redditch Borough Council and Stratford on Avon District Council principally to discuss Redditch growth issues and the proposed Community Infrastructure levy. Later meetings were held with these groups to focus on issues specific to Bromsgrove.
- 4.4 Further consultation on the draft Core Strategy Spatial Vision was carried out in 2008 coinciding with consultation on the Town Centre Area Action Plan. This was again launched at the LSP annual town hall event on 9th July 2008. Approximately 200 letters and a leaflet were sent out to our consultees and the Vision was also taken to the various street theatre events held throughout the summer of 2008 in the Town Centre, Hagley, Wythall and Rubery.
- 4.5 An article ran in “Together Bromsgrove”, being a magazine produced by the Council and distributed to all residents within the District, advertising this event (see appendix 10). Attendance at this event allowed family groups to be involved in the process.

5. RESPONSES: WHAT DID THEY SAY?

- 5.1 A summary of the main conclusions of both stages of consultation is presented as follows:

Summary of Key Issue A - Location of Growth

Issue 1 – Location for growth

- 5.2 The majority of people felt that new housing and employment growth should be concentrated in Bromsgrove Town, with limited brownfield development in other settlements (i.e. Hagley, Alvechurch, Wythall).

Issue 2 – Areas of development restraint (ADR)

- 5.3 Strong support was given to deciding which ADR sites to release only after housing and employment land allocations are known. It has been argued that this option is most in accordance with central and regional planning policy. It was suggested that we should consider the housing and employment requirements in the District and then analyse the most sustainable locations to meet the needs of both urban and rural population. If at this point the ADR sites score well in sustainability terms then their release should be considered for development.
- 5.4 Strong support was also expressed towards prioritising the release of existing designated sites from the Green Belt, with those around Bromsgrove being released first. It is believed that, in order to safeguard the long-term sustainable development of Bromsgrove, the ADR sites should be retained and prioritised. Once long term housing and employment requirements are known the District Council will then be able to release an ADR site if required.

Issue 3 – Previously developed sites in the Green Belt

- 5.5 Most people were in favour of allowing reuse of the existing footprint for the most appropriate use. It has been argued that in accordance with advice contained in PPG2 Green Belts, the Local Planning Authority should follow this option. It is felt that Option 2 *Concentrate growth in Bromsgrove town combined with other limited brownfield development in other settlements*, which suggests allowing re-use for employment only does not accord with advice in PPG2 and neither does Option 3 *Apportion growth in respect of the size of each settlement on both brownfield and Greenfield sites including growth in Bromsgrove town*, which suggests allowing for only very limited re-use (i.e. less than the original footprint).

Summary of Key Issue B - Housing for Everyone

Issue 1 – Type of Housing

- 5.6 A clear consensus has not been shown with regards to the future type of housing required in Bromsgrove. Most support was given to 'ensuring all schemes have a needs assessment for the type of dwellings being proposed'. Slightly less support was shown for more specialized housing for our aging population, and prioritising smaller dwellings whilst also ensuring an adequate supply of family housing. It has been suggested that a policy should be produced that would seek a mix of all dwelling sizes and types appropriate to each site.

Issue 2 – Provision of Affordable Housing

- 5.7 The majority of people favoured allowing limited general housing on brownfield sites with a high level of affordable housing provision, ensuring mixed developments. Less support was given to the idea of allocating land for affordable housing, and using Green Belt land adjacent to villages and Bromsgrove Town. It has been argued that development of affordable housing should be spread throughout housing District-wide. ADR's are appropriate locations for schemes including affordable housing and should be given priority in areas of identified need. They should also be used in preference to taking further land out of the Green Belt to provide for housing.

Issue 3 – Location of Affordable Housing

- 5.8 No clear consensus has been shown for this issue. Support has been given to locating affordable housing on brownfield sites in Bromsgrove Town, and spreading the distribution across the District. Slightly less people opted for concentrating affordable homes in locations adjacent to rural settlements.

Issue 4 – Supply of housing

- 5.9 No clear consensus has been revealed for this issue. It has been suggested that the Council should provide a modest and regular supply of housing in order to provide support for local facilities and the local economy. Such provision should allow for the provision of affordable housing and other special needs housing such as sheltered housing, care homes, etc.

Key Issue C - Rural Life

Issue 1 – Access to services in rural areas

- 5.10 Identifying mixed-use village centres for local services was considered to be the most sustainable way to ensuring that the villages contain a

range of essential services. This was closely followed by the idea of locating key services in the main settlements and improving transport links. Very little support was given to resisting change of use of all existing facilities in villages.

Issue 2 – Village growth

- 5.11 Most people are of the opinion that when determining village growth we should consider characteristics of village and supporting infrastructure before allowing new development. Allowing a wider mix of housing in rural locations to ensure essential facilities are maintained or become viable is also seen as an important consideration.
- 5.12 It has been argued that key settlements, including large villages with a full range of facilities, should be allowed to expand in order to provide support for facilities and to cater for the needs of the local population, particularly where these populations have no access to higher order centres via public transport including rail.

Issue 3 – Supporting the rural economy

- 5.13 A clear consensus confirms that people feel we should support businesses in rural areas by allowing limited extension of any existing businesses within villages with adequate infrastructure. No support was given to the idea of only allowing conversion of rural buildings to employment use.
- 5.14 It is felt that farming is the core of rural areas and needs to be assisted whenever possible. Rural diversification should be encouraged in order to ensure the success of these areas. Possibilities could include tourism and recreational uses.

Issue 4 – Getting about without a car in rural areas

- 5.15 No clear consensus for this issue. The majority of people equally favour the idea of ensuring villages have a range of facilities, and the idea that improvements should be made to transport links connecting the main service centres like Bromsgrove Town. It has also been suggested that the higher order settlements should be allowed to expand naturally to ensure facilities are both maintained and increased thereby increasing accessibility of these facilities to local residents. This would help to cut down the use of private vehicles and help to sustain rural transport and services.

Key Issue D – The Local Economy and Creating Jobs

Issue 1 – The future of the Bromsgrove economy

- 5.16 Most people are in favour of keeping the balance as it is with a mixture of economies. It has been argued that the attraction of industries with higher paid jobs in Bromsgrove District will help to reduce the daily flow of population to other employment centres outside of the District.

Issue 2 – Location of new employment opportunities

- 5.17 The majority of people are in favour of small areas of employment within main settlements to support starter business and small-scale local firms. Support has also been expressed for redeveloping and extending existing sites to southeast and south of Bromsgrove. No support has been shown for the idea to balance provision in Bromsgrove Town by developing large business parks on Greenfield ADR sites to west of Bromsgrove (land removed from the greenbelt for future development needs).
- 5.18 As a general comment on the location of new employment opportunities, it has been suggested that consideration should be given to opportunities for the reuse and adaptation of vacant or underused buildings within the main settlements to help promote new business growth as well as support wider regeneration objectives. This will also serve to conserve and enhance wider regeneration objectives, and the character and distinctiveness of the District's settlements.

Issue 3 – The Rural Economy

- 5.19 Strong support has been shown towards encouraging new business to locate in main settlements, whilst continuing to support existing business in the rural areas. Support has also been expressed for encouraging the reuse of rural buildings to provide small-scale office accommodation.

Issue 4 – Reuse of redundant employment sites

- 5.20 No clear consensus revealed for this issue. Support has been expressed towards promoting a mix of employment generating activities, and reuse for non-employment uses. Slightly less importance has been expressed for retaining sites for traditional employment uses only. It has been suggested that the Local Planning Authority, in accordance with PPS3, should consider favourably planning applications for housing or mixed-use developments, which concern land allocated for industrial or commercial use, or redundant land or buildings in industrial commercial use that is no longer needed for such use.

- 5.21 It has been suggested that Key Issue D highlights the conflicts inherent in the RSS and the potential implications for Bromsgrove. Whilst housing growth is restricted, Bromsgrove is encouraged to provide for economic growth as part of the Central Technology Belt within the designated High Technology Corridors. Whilst the latter may be aimed at redressing the daily commuting out of the District and will hopefully bring economic growth and increased prosperity for Bromsgrove, if this is not matched by housing growth it is more likely to result in increased house prices in the District. This has the potential to actually maintain long commuting distances, as those who cannot afford to live in Bromsgrove have to commute into the District in order to work.

Key Issue E – Shopping & Bromsgrove Town Centre

Issue 1 – The role of Bromsgrove town centre

- 5.22 The majority of people favour the idea to promote modest expansion of Bromsgrove Town Centre to serve local needs. Less support has been expressed towards promoting the town centres expansion so as to compete with other popular centres, and promoting it as a specialist shopping location to attract tourists. It has been argued that Bromsgrove Town Centre should continue to be the main centre in the hierarchy within the District offering a wide range of shopping, tourist and leisure facilities to support visitors, workers and residents of the district.

Issue 2 – The future of Bromsgrove town centre

- 5.23 Strong support has been expressed towards a mix of uses including shopping and leisure with retail being the main use. Retaining and enhancing the distinctive character of Bromsgrove town centre should be a key consideration in determining its future role and planning.
- 5.24 It has been argued that it would be unrealistic to imagine that Bromsgrove can compete with other established centres. Whilst shopping will continue to be an important activity, any proposals for the town centre should include policies fostering a mix of uses including leisure uses as a means of stimulating the evening economy and residential development to support the regeneration of Bromsgrove town centre.

Issue 3 – The role of other local centres

- 5.25 A clear consensus has been expressed for a mix of uses with shopping being the main use in other local centres e.g. Alvechurch, Barnt Green, Catshill, Hagley. It has been commented that new housing would support the viability of other local shopping centres.

Key Issue F – Learning, Leisure and Improving Health

Issue 1 – Provision of open space and green areas

- 5.26 The majority of support has been expressed towards targeting poorly provided wards and parishes in the District. Improving larger areas and providing a large number of small accessible areas is also considered to be important. It has been highlighted that there is a need to provide a mix of strategically placed large parks as well as pocket parks in deprived areas. A mix of different types of open and green space would help to provide for a variety of needs. It is a concern that a lack of open space would be to the detriment of people's health and a lack of activity for children can lead to anti-social behaviour. An important point has been raised that facilities rather than just mowed areas should be avoided, as people, especially children, need something to do on open space sites.

Issue 2 – Provision of health facilities

- 5.27 No clear consensus for this issue. Most people opted for safeguarding key accessible sites for future health service provision. Slightly less support was expressed for seeking the enhancement of existing key health service sites, and maintaining existing facilities. A key issue that has been raised on the subject of health is the need for people to have a GP who is easily accessible. It is generally felt that this is not the case for many people who live in rural areas. It has been suggested that we should safeguard key sites for future health service provision and undertake an assessment of current facilities to make sure they are being used and correctly located.

Key Issue G – A Safe and Well Designed Environment

Issue 1 – Safer Communities

- 5.28 Most people favour the promotion of designing out crime initiatives, although gated communities were not seen as an adequate response to the problems of crime. People generally feel that Bromsgrove is a safe place to live but there is still a fear of crime. It was argued that pubs and restaurants that open for the current licensing hours present no great problem in most areas. However, it was suggested that night clubs and similar establishments that remain open much later should be located in town centres or other areas where noise and rowdiness at closing time will not disturb residents. With regards to street lighting, there were concerns that too much lighting would cause light pollution. It was pointed out that quite often the wrong kind and too much lighting are provided in rural areas.

Issue 2 – A better designed local environment

- 5.29 No clear consensus for this issue. All three options are considered to be important (Option 1 *Reduce conflict between car uses and pedestrians through better design*, Option 2 *Produce enhancement schemes for key locations and promote design which reflects local character*, Option 3 *Reduce signage and clutter in streets*). English Heritage has welcomed the prominence given to the importance of promoting good design in all new development in terms of its contribution to sustainable development and protecting local distinctiveness. In view of the interrelationship between good design and the historic environment, English Heritage recommend that any design policy framework set out in the Core Strategy incorporate specific cross-references to the historic environment. It was suggested that young people should become more involved in the planning system and planning for their area, as they may then become proud of their area and less likely to vandalise and cause crime.

Key Issue H – Our Natural Environment

Issue 1 – The green belt and our rural environment

- 5.30 No clear consensus for this issue. Preservation of the natural environment is considered to be important. It has been suggested that wherever feasible, natural environment should be preserved in conjunction with social and economic objectives, but occasionally it will be necessary to resolve a conflict in favour of development. Where that happens, some countervailing improvement should be sought elsewhere.
- 5.31 It has been commented that Green Belt policy is set out in PPG2 and is currently one of the few national planning policies that are reasonably clear. Despite this there is much misunderstanding of Green Belt by the public and it does not assist clear understanding when established policy is presented as “options” 1 & 2 (Option 1 *Critically assess the impact of developments acceptable in the Green Belt on the natural environment*, Option 2 *Restrict disruptive outdoor leisure uses in rural areas*). Furthermore, “option” 3 (Option 3 *Prioritise the protection of the natural environment above social and economic objectives*) is not Government Policy as the planning system is expected to balance environmental, social and economic objectives rather than give priority to environmental protection, other than in particular locations such as a National Nature Reserve (NNR) or a Site of Special Scientific Interest (SSSI).

Issue 2 – Flooding and water run-off

- 5.32 No clear consensus for this issue. Most people are in favour of requiring all new developments to have sustainable drainage systems.

It has been pointed out that the options are not mutually exclusive and can all be appropriate depending on the circumstances. The public should be made aware that because of the reluctance of Local Authorities and Water Companies to adopt sustainable drainage systems, the burden of maintenance would fall upon owners of the development, including householders, if the requirement for all new developments to have sustainable drainage systems is pursued.

- 5.33 It has been argued that land in flood plains should be used as public open space, or remain in agricultural use. There should be no need to build in floodplains. Floodplains flood naturally and should be allowed to do so. Interference with the natural means of disposing of heavy rain should not be permitted.

Key Issue I – Getting Around

Issue 1 – Reducing the need to travel

- 5.34 The greatest support has been expressed for ensuring better access to everyday facilities. The promotion of local centres with key facilities would help to reduce people's need to travel.

Issue 2 – Transport options in rural areas

- 5.35 No clear consensus for this issue. Equal weighting was expressed for ensuring better access to major service centres like Bromsgrove Town, and to seek the retention of essential rural facilities. Seek to locate services in larger village service centres was given less support.
- 5.36 It has been suggested that in order to meet the needs of local residents in rural areas and try and reduce dependence on the private car it is important to seek the retention of essential rural facilities. Paragraph 41 of PPG13 states that in remote locations well away from large urban areas, local authorities should focus most development comprising jobs, shopping, leisure and services in or near to local service centres, to help ensure it is served by public transport and provides some potential for access by walking and cycling. A specific issue raised regarding transport in rural areas was access to employment. Young people in rural areas can find it difficult to access employment because of poor transport links.

Issue 3 – Improving public transport options

- 5.37 No clear consensus expressed for this issue. The majority of people favour the idea of targeting key public transport interchanges for new development. Support has also been expressed for improving facilities at public transport sites.
- 5.38 There was support for employers to draw up green travel plans outlining ways in which employees could use public transport, cycling,

or walking to get to work. On this point it was noted that monitoring of the green travel plans and making sure they are enforced was vital to their success. It was felt we should give employers incentives to make travel plans work.

- 5.39 It has also been suggested that we should ensure transport problems for the disabled and those with mobility difficulties are met by providing access to trains at the station, wheelchair accessible taxis, and help fund community transport.
- 5.40 Other issues raised included the distance from the train station to the town centres, and the poor quality of Bromsgrove Bus Station.

Issue 4 – Cycling, walking and motorcycling

- 5.41 No clear consensus for this issue. Slightly more support has been expressed for ensuring better linkages between new developments, and enhancing existing facilities within and between settlements. In accordance with Paragraphs 76 and 79 of PPG13 it is considered that in preparing the core strategy Bromsgrove LPA should pay particular attention to the design, location and access arrangements of new development to help promote walking and cycling.

Key Issue J – Preserving the Past

Issue 1 – Designating and enhancing conservation areas

- 5.42 The majority of people have expressed interest in taking action first in areas where the threat to the historic environment is greatest. Slightly less interest was expressed for seeking enhancement of existing areas before designating new ones. In accordance with Paragraph 4.3 of PPG15, local planning authorities have under Section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. It is considered that Bromsgrove should take account of advice contained in this document which suggests when considering further designations authorities should bear in mind that it is important conservation areas are seen to justify their status and the concept is not devalued by the designation of areas lacking any special interest.

Issue 2 – Protecting locally important buildings

- 5.43 Most people are in favour of ensuring policy encourages viable reuse of locally important buildings. Slightly less support was shown towards prioritising action to protect locally important buildings that are not currently within Conservation Areas.
- 5.44 English Heritage supports the general aims of the three options (Option 1 *Produce a list of only historic locally important buildings*, Option 2 *Prioritise action to protect locally important buildings that are*

not currently within Conservation Areas, Option 3 Ensure policy encourages viable reuse of locally important buildings) given under issue 2, although the preparation of a local list in the first instance would help to deliver the other options.

New Issue A – New Housing Growth

- 5.45 Four options were provided for the future growth of Bromsgrove, these were as follows:
- **Option 1** – All new development should be concentrated within the existing Areas of Development Restraint (ADR) and through the development of suitable brownfield sites
 - **Option 2** – In addition to the ADRs a limited amount of Greenfield sites should be released adjacent to existing settlements, so that the aims of sustainability are fulfilled and the impact on existing infrastructure is minimised.
 - **Option 3** – Growth should be apportioned in respect of the size of each settlement on both brownfield and Greenfield sites, including growth within Bromsgrove town
 - **Option 4** – Sufficient Green Belt land should be released to cater for both locally generated and in migration housing needs.
- 5.46 In terms of responses from the general public there was greatest support for option 1 where new development should be concentrated within the existing ADRs and through the development of suitable brownfield sites.
- 5.47 The strongest objections were received from the general public to option 4 which suggested releasing sufficient green belt land to both cater for both locally generated and in migration housing needs.
- 5.48 In conclusion the general public have shown the greatest level of support for development on brownfield sites and green field sites that have already been designated. There is a general consensus that further release of Green Belt land should be limited.
- 5.49 Responses from statutory consultees and the private sector have shown a level of support for all options, although greatest support was received for option 3.
- 5.50 Some respondents felt that there was insufficient supply of housing to cater for demand and this was creating greater affordability issues.
- 5.51 Sustainability is a key issue that has been raised by a number of respondents. Many feel that housing should be primarily located in the town of Bromsgrove. Elsewhere housing should be limited to only meeting local needs.
- 5.52 Some respondents felt that in addition to the ADR sites additional Green Belt land should be released for housing to cater for future

demand in terms of in-migration and the needs of the existing population.

New Issue B1 – Climate Change & Renewable Energy

- 5.53 The general public were given the opportunity to put forward their personal opinions of how the District of Bromsgrove should start planning to adapt to climate change and mitigate effects. Opinions were then sought of the 3 following options:
- **Option 1** - New developments to obtain a set percentage of their energy from a renewable/low carbon source (in line with national and regional targets)
 - **Option 2** - New developments to achieve a set percentage, which is above national/regional targets of their energy from a renewable/low carbon source.
 - **Option 3** - Include a presumption in favour of applications for renewable energy technologies in the local area.
- 5.54 The general public have given overwhelming support for the need to adapt to climate change and mitigate its effects.
- 5.55 The greatest level of support was shown by the general public for option 1 where new developments have to obtain a set percentage of their energy from a renewable/low carbon source in line with National and Regional targets. This was seen as preference to setting percentages above National and Regional targets.
- 5.56 Support from the general public was also shown for option 3, but a presumption in favour of applications for renewable energy technologies could be achieved in conjunction with either option 1 or 2.
- 5.57 In general the private sector was most supportive of option 1. There was a general concern raised by many who felt that there were no special circumstances in the district of Bromsgrove that would warrant any policies above current government targets.
- 5.58 There was an element of consensus from the private sector that renewable energy should only be encouraged on sites where it is economically viable.
- 5.59 Comments from the West Midlands Regional Assembly suggest that only options 1 and 2 accord with policies contained within the RSS.

New Issue B2 - Flooding

- 5.60 Four options were provided in relation to the issue of flooding and these were as follows:
- **Option 1** - Development on the flood plain should be avoided

- **Option 2** – Development which increases the risk of flooding elsewhere within the district and beyond the district's boundaries should be avoided
 - **Option 3** – Development should be designed to reduce the impact of flooding and prevent increases in flood risk through for instance, the inclusion of Sustainable drainage Systems (SUDS), water harvesting and innovative design solutions.
 - **Option 4** – The inclusion of floodwater storage areas should be encouraged. For example future flood risk can be minimised by providing balancing ponds and naturalising watercourses.
- 5.61 The issue of flooding is clearly a concern for the residents of the district of Bromsgrove with strong support for options 1, 2, 3 and 4 which aim to reduce the impact of flooding and prevent increases in flood risk.
- 5.62 Statutory consultees and private sector firms also provided a level of support for the options although this was significantly below that of the general public.
- 5.63 Local residents also put forward some options to reduce flood risk such as ensuring watercourses were kept clear and the potential for widening and deepening rivers.
- 5.64 Whilst the majority of the general public felt development should be avoided in floodplains some developers felt that provided suitable measures could be developed to minimise flooding then development in floodplains should not be ruled out.
- 5.65 Others felt that policies in relation to flooding do not need to be any more specific than what is contained with PPG25.

New Issue B3 – Waste & Recycling

- 5.66 3 options were provided in relation to the issues of waste and recycling and these as follows:
- **Option 1** – New developments should include space for recycling (i.e. green bins) and encourage water-harvesting methods (for example, water butts) in their proposals.
 - **Option 2** – New developments should include space for recycling (i.e. green bins), encourage water-harvesting methods, consider including community composting facilities and use of 'grey water' schemes where appropriate.
 - **Option 3** – new developments should use a set percentage of recycled or sustainability produced materials in their construction where appropriate
- 5.67 Local residents understand the importance of recycling and have shown strong support for all 3 options in relation to methods of recycling on new developments.

- 5.68 There was also a level of support from statutory consultees and the private sector with option 1 proving to be the most popular. However, it must be noted that in some cases this issue appears to be a lower priority for some with a notable number choosing not to give an opinion.
- 5.69 It is considered that all 3 options are in general conformity with policies contained within the RSS.
- 5.70 Worcestershire County Council consider that policies should go beyond methods of waste minimisation and recycling by choosing future locations of where waste can be managed and recycled.

New Issue B4 - Biodiversity

- 5.71 Four options were provided in relation to the issue of biodiversity and these were as follows:
- **Option 1** – Where possible all developments should provide some positive benefit for biodiversity and the natural environment.
 - **Option 2** – Developments which cause unnecessary harm to biodiversity and the natural environment should be resisted wherever possible.
 - **Option 3** – Prioritise the protection of biodiversity and the natural environment highly, but weigh this against social and economic objectives when considering development proposals.
 - **Option 4** – Consider the impacts from development in a wider environmental context, paying attention to potential effects over the ability of biodiversity to adapt to climate change.
- 5.72 All 4 options generally received support from local residents however greatest support was given to options 1 and 2 which stress the importance of developments providing some positive benefit for biodiversity and ensuring that developments that cause unnecessary harm to biodiversity should be resisted.
- 5.73 Option 3 received the greatest level of support from statutory consultees and the private sector; this is probably because the protection of wildlife is balanced against social and economic factors.
- 5.74 Many firms considered it unrealistic to expect improvements in biodiversity on all sites due to the cost implications.
- 5.75 It is considered that all 4 options are in conformity with the RSS but the Earth Heritage Trust feel that any policies should conform with PPS9 and make reference to geological conservation, RIGS and geodiversity.

6. RESPONSES: HOW DID THEY INFLUENCE THE DRAFT CORE STRATEGY?

Part A- Core Policies

- 6.1 This section explains the relationship between the consultation responses and the Draft Core Strategy. It does so by taking the individual elements of the Draft Core Strategy and demonstrating a link between them and the responses. The section also looks at the rejected responses and why the fit between them and the Draft Core Strategy was not so good.
- 6.2 It is important to remember that while consultation responses are a key input to the emerging Core Strategy there are also many other inputs such as National Planning Policy, the West Midlands Regional Spatial Strategy, including its Phase 2 Revision, stakeholders' input and so on. Therefore it may not always be able to amend the Strategy directly in response to consultation however much we wish to do so.

A) A Better Environment for Today and Tomorrow

6.3 CP1 Climate Change

This policy advocates adherence to the energy hierarchy; sets levels of renewable energy to be provided in new development; seeks improvements to public transport and reducing the need to travel by car; requires new development to provide facilities for waste minimisation, recycling and composting and promotes new industries and technologies which address climate change

- 6.4 The importance attached to the issue of climate change was confirmed by consultation carried out in 2007 when the general public gave overwhelming support for the need to adapt to climate change and mitigate its effects. Their importance has been tested in a number of options outlined in Issues B1 *concerning renewable energy*, B2 *Flooding* and B3 *Waste and Recycling*. Also of importance are options relating to sustainable communities and sustainable transport in particular Issue I *Getting Around* which included options relating to *Reducing the Need to Travel*, *Better Access to Everyday Facilities* and *Improving Public Transport* to which respondents were very supportive.

6.5 CP2 Distribution of Housing

This policy establishes a hierarchy when determining the location of new housing growth (even though the level of this is at present unsure) and is based on sound principles such as sustainability, reuse of brownfield land and reducing unnecessary encroachment into the green belt.

- 6.6 In 2005 Key Issue A *Location of Growth* most support was given to the option to concentrate growth in Bromsgrove town combined with other limited brownfield development in other settlements (ie. Hagley, Alvechurch and Wythall). In 2007 this view had shifted slightly and most support was given to new development being concentrated within existing Areas of Development Restraint (ADR) combined with the development of existing brownfield sites. This can partly be explained by the availability of more information on the RSS emerging Phase 2 revision being available in 2007 and it should also be noted that the largest ADRs are located adjacent to the north of Bromsgrove Town.

6.7 CP3 Rural Renaissance

This policy provides a framework for existing villages to retain their character whilst continuing to evolve in a sensitive manner, predominantly to meet local needs. It also recognises the importance of the rural economy and supports its diversification if required to maintain viability.

- 6.8 Bromsgrove is predominantly a rural district containing a number of rural communities. The renaissance of rural areas is one of the key objectives of the WMRSS and Policy RR1 states that the main priority will be to manage the rate and nature of further development to that required to meet local needs, whilst ensuring that local character is protected and enhanced. RR2 supports rural diversification particularly in association with environmental improvement, enhancement of biodiversity and marketing of local food and other products and RR4 states that improving the range and quality of services available to rural communities is a key component to rural renaissance.
- 6.9 Respondents considered identifying mixed use centres for local services was the most sustainable way of ensuring that the villages contain a range of essential services. In terms of village growth support has been shown for the expansion of key settlements including large villages in order to provide support for facilities and to cater for the needs of the local population thereby also potentially reducing the need to travel.
- 6.10 There was a clear consensus that businesses in rural areas should be supported by allowing limited extension within villages which have adequate infrastructure. Furthermore support was shown for rural diversification with possibilities including tourism and recreational uses.

6.11 CP4 Promoting High Quality Design

This policy requires new development to be built to the highest design standards for example in terms of urban design, designing against crime, energy efficiency, respecting local distinctiveness and its contribution towards sustainable development.

- 6.12 The importance of good design is widely recognised at national, regional and local levels. Initiatives such as the Commission for

Architecture and the Built Environment testify the importance of good design.

- 6.13 This policy reflects this design awareness and provides the strategic policy background for the subsequent development of related SPD's on residential design, Village Design Statements and so on.
- 6.14 Key Issue G *A Safe and Well Designed Environment* addressed this issue and found that most people welcomed designing out crime initiatives but generally felt that Bromsgrove was a safe place, whilst recognising that fear of crime is still present. Respondents considered the reduction of conflict between car users and pedestrians through better design, the production of enhancement schemes for key locations and promoting design that reflects local character and reducing signage and clutter in streets were all important aspects of this issue.
- 6.15 CP5 Managing Natural Assets
This policy identifies criteria against which new development proposals may be assessed to ensure that aspects which make Bromsgrove distinctive, such as its attractive countryside, are protected and enhanced. It also recognises the importance of geodiversity and biodiversity.
- 6.16 Bromsgrove's natural heritage is cherished and valued by its residents who consider the impact of developments on the natural environment and the Green Belt should be critically assessed.
- 6.17 In relation to specific questions on biodiversity (B4) 89% of respondents agreed/ strongly agreed that where possible all development should provide some positive benefit for biodiversity and the natural environment, whereas 61% of respondents from the private sector/ statutory consultees agreed/ strongly agreed that the protection of biodiversity should be prioritised but when considering development proposals this should be weighed against social and economic factors.
- 6.18 CP6 Managing Man- made assets
This policy recognises Bromsgrove's rich historic legacy and the importance of preserving and enhancing Bromsgrove's uniqueness for the enjoyment of future generations.
- 6.19 Bromsgrove's long and complex past has left a rich legacy in the form of buried archaeological remains, monuments and buildings. Key Issue J *Preserving the Past* addressed this issue. It is evident from consultation that residents value Bromsgrove's built heritage. English Heritage recommended that a specific policy on the Historic environment be prepared as part of the Core Strategy.

6.20 CP7 Water Management and Flood Protection

This policy places due emphasis on the impact of water especially in relation to climate change and sets parameters for future development to ensure that development addresses this issue.

- 6.21 Although other areas of Worcestershire were affected worse than Bromsgrove in the floods of 2007, flooding is still regarded as a serious issue by residents. Strong support was given for all 4 options outlined in paragraph 5.60 (which were not mutually exclusive) with strong support notably given to the avoidance of development within the flood plain and the use of measures to decrease the impact of flooding such as SuDS. Over 70% of respondents either agreed/ strongly agreed that development which increased the risk of flooding elsewhere (within the District and beyond its boundaries) should be avoided. Furthermore over 80% of respondents agreed/ strongly agreed that development should be designed to reduce the impact of flooding and prevent increases in flood risk.

B) Economic Success that is shared by All

6.22 CP8 Distribution of Employment Development

This policy ensures that economic growth is focussed primarily on Bromsgrove Town whilst providing some flexibility for development in other areas to meet needs such as Longbridge. It acknowledges the importance of encouraging growth in new sectors and skills development.

- 6.23 The majority of respondents were in favour of small areas of employment within main settlements (Bromsgrove, Hagley, Rubery) to support starter businesses and small scale local firms.

6.24 CP9 Retail and Town Centre Regeneration

This policy reinforces the role of Bromsgrove Town centre in providing adequate facilities to cater for the needs of the District. It also seeks to strengthen the role of local shopping centres by prohibiting retail development outside such centres.

- 6.25 The majority of people favoured the idea to promote the modest expansion of Bromsgrove Town centre to serve local needs. Strong support was expressed towards for a mix of uses with retail being the main use.
- 6.26 A clear consensus was shown for a mix of uses, with retail being the main use, in other local centres such as Alvechurch, Barnt Green, Catshill and Hagley.

C) Improving Health and Well Being

6.27 CP10 Sustainable Transport

This policy aims to improve accessibility whilst encouraging more sustainable means of travel, such as cycling, walking and public transport and reducing the need to travel. It sets out criteria against which new development can be judged. It also provides the basis for the development of the new railway station emphasising effective bus connections with Bromsgrove Town Centre.

- 6.28 The majority of respondents were in favour of ensuring better access to everyday facilities whilst also targeting key public transport interchanges for new development (key issue K *Getting Around*)

NB It is recognised that there is some overlap in this issue with that of CP1 Climate Change and the overarching aim of reducing carbon emissions.

6.29 CP11 Open Space and Recreation

This policy acknowledges current and likely future deficiencies and encourages increases in provision and improvements on the quality of such provision. It also encourages the protection/ provision of green corridors and sets out criteria against which new development may be judged.

- 6.30 The majority of support was given towards targeting poorly provided wards and parishes. Improving larger areas and providing a large number of small accessible areas was also considered to be important.
- 6.31 Furthermore as part of the PPG17 open space study carried out in 2008 extensive consultation on the quantitative, qualitative and accessibility aspects of open space, sports and recreation areas was undertaken with residents in the District, together with targeted groups, such as the elderly and disabled groups. As a result of the study, local standards were derived.

D) Meeting the Needs of the Community

6.32 CP12 Type, Size and Tenure of Housing

This policy seeks to deliver housing that meets the needs of the Districts population by ensuring a mix of tenures, size and type of homes, including affordable housing, are provided across the District. In line with Government guidance the policy also emphasises an increase in densities in appropriate locations.

- 6.33 Respondents showed no clear consensus on this issue. It was suggested that a policy should be produced that would seek a mix of all dwelling sizes and types and to cater for needs appropriate to each site.

6.34 CP13 Accommodation for Gypsies, Travellers and Showpeople
This policy acknowledges the importance of providing adequate housing to cater for the needs of the District as stressed in PPS3 Housing which states Local Planning Authorities should plan for a mix of housing on the basis of the different types of household that are likely to require housing over the plan period including gypsies and travellers.

6.35 No clear consensus was shown in Key Issue B *Housing for Everyone*, for the future type of housing required in Bromsgrove. Most support was given to ensuring all schemes have a needs assessment for the type of dwelling being proposed. A recent Gypsy and Traveller Accommodation Assessment identified that no additional pitches are required in Bromsgrove District in the 5 years period between 2008-2013. It does advocate a review after 2013 and identifies where additional provision can be made if required.

6.36 CP14 The Scale of New Housing
This policy seeks to manage the release of housing land in response to the potential housing allocation emanating from the RSS Phase 2 Revision and reinforces the hierarchy outlined in CP2 Distribution of Housing and sets out criteria to control the development of windfall sites.

6.37 Actual housing figures were formalised when the RSS Phase 2 revision was formally submitted to the Secretary of State on 21st December 2007 together with the identification of Redditch as an Settlement of Significant Development.

6.38 In 2007 new key issue A *New Housing Growth* option 4 stated sufficient green belt land should be released to cater for both locally generated and in- migration housing needs. The strongest objections were received to this option and a consensus reached that further release of green Belt should be limited. However in order for the Core Strategy to be found sound it must be in conformity with the Regional Spatial Strategy and have regard to emerging options. It must therefore provide a flexible framework to cater for future housing needs and this policy therefore seeks to achieve this balance.

NB it should be noted that objections to the RSS have been submitted by Bromsgrove District Council in respect of the level of housing allocated to Bromsgrove and to the level of Redditch related housing and employment growth to be provided within Bromsgrove and/or Stratford in locations adjacent to Redditch town, when alternative more strategically viable sites within the district are available.

6.39 CP15 Cross Boundary Growth

This policy recognises the importance of the chain of conformity and that policies contained in the Core Strategy must be flexible enough to cater for proposals set out within the emerging RSS.

It also clarifies the position of the District Council in relation to this growth. Further, it highlights a new issue for consultation purposes. It sets out the implications for Bromsgrove in terms of a further potential increase in growth of Redditch and/or Birmingham arising from the Governments wish to increase housing targets across the region.

- 6.40 This issue was partially addressed in the 2007 consultation but the situation has developed since this time and therefore further consultation is required.

6.41 CP16 Affordable Housing

This policy sets thresholds for affordable housing against which new development proposals will be assessed and is based on a HMA recently completed for the South Housing Market Area. It seeks to increase the annual provision of affordable housing in order to alleviate the identified shortfall in provision.

- 6.42 Key Issue B *Housing for Everyone* Issue 2 provision of affordable housing, addressed this issue and concluded that the majority of people favoured allowing limited general housing on brownfield sites with a high level of affordable housing provision ensuring mixed developments. ADR's were identified as appropriate locations for schemes including affordable housing and should be given priority in areas of identified need.

6.43 CP17 Sustainable Communities

This policy seeks to ensure adequate infrastructure is in place to support new development and that development would not lead to a loss of essential local facilities.

- 6.44 Consultation with stakeholders and key service providers is ongoing in order to ensure adequate infrastructure is in place to support new development thereby facilitating delivery. Discussions are continuing with representatives of the transport, utilities, education, health, housing and emergency services sectors. This policy provides the strategic framework for the further development of this work in securing developer contributions (for example the development of an SPD on the Community Infrastructure Levy). No 'showstoppers' have been identified in this respect for the proposed future growth to meet Bromsgrove's future housing needs.
- 6.45 Consultation on Key Issue C *Rural Life* Issue I access to services in rural areas found that identifying mixed use village centres for local

services was considered to be the most sustainable way to ensuring that the villages contain a range of essential services.

PART B The Rejected Options

2005 consultation

Key Issue A - Location of growth

6.46 Issue 1- Location for growth

- **Option 1 -** All growth in Bromsgrove Town especially the Town Centre.
⇒ Least support was given to this option.
CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development and CP8 *Distribution of New Employment Development* focuses growth in specific locations and on particular sectors. To focus all growth in Bromsgrove town and the Town Centre in particular is considered to be unrealistic and potentially counterproductive. Given the large geographical area which the district covers it is considered more realistic in the first instance to focus growth on the Town Centre but not to the detriment of outlying areas.
- **Option 2 -** Concentrate growth in Bromsgrove Town combined with other limited brownfield development in other settlements (ie Hagley, Alvechurch, Wythall)
⇒ Most support was given to this option
CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development.
CP 8 *Distribution of employment Development* states that economic growth will primarily focussed on Bromsgrove Town with some flexibility for growth in other settlements where wider benefits are met such as a better balance between housing and employment or demonstrates the potential to reduce commuting.
- **Option 3 -** Apportion growth in respect of the size of each settlement on both brownfield and greenfield sites including growth in Bromsgrove Town.
⇒ Some support was given for this alternative.
This option was considered attractive in terms of sustainability. However to apportion growth in this way may not be realistic and may be less deliverable in terms of infrastructure provision.

6.47 Issue 2- Areas of Development Restraint

- **Option 1 -** Maintain them indefinitely as a reserve bank of land for growth
⇒ Least support was given to this option
This option has been rejected. The review of the Development Plan provides the opportunity to appraise the situation with

regards to ADR's. It is now considered expedient to delete certain ADR's including FR 3/4 and BROM 5C. The remaining ADR's will now be referred to as key strategic sites.

- **Option 2 -** Prioritise their release with those around Bromsgrove Town being released first.
⇒ Equal support was shown for this option and option 3. CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development. Although the term ADR is not specifically referred to, growth identified in the RSS is likely to be provided through the phasing of key strategic sites to be shown on the Proposals Map.
- **Option 3 -** If required decide which ADR sites to release only after housing and employment land allocations are known.
⇒ Equal support was shown for this option and option 2. CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development. Although the term ADR is not specifically referred to, growth identified in the RSS is likely to be provided through the phasing of key strategic sites to be shown on the Proposals Map.

6.48 Issue 3 - Previously Developed Sites in the Green Belt

- **Option 1 -** Allow reuse of the existing footprint for the most appropriate use
⇒ Most support was given for this issue. Guidance provided in PPG2 Green Belts is considered definitive in this respect and the Core Strategy must comply with National guidance. Therefore it was considered unnecessary to include a policy which repeats National guidance, which is actively discouraged.
- **Option 2 -** Allow reuse for employment only
⇒ No support was given for this issue. Guidance provided in PPG2 Green Belts is considered definitive in this respect and the Core Strategy must comply with National guidance.
- **Option 3 -** Allow only very limited reuse (i.e. less than the original footprint)
⇒ Some support was given to this issue. Guidance provided in PPG2 Green Belts is considered definitive in this respect and the Core Strategy must comply with National guidance. It is considered unnecessary and it is actively discouraged to include a policy which repeats National guidance.

Key issue B- Housing For Everyone

6.49 Issue 1- Type of Housing

6.50 In the future what type of housing will be required in Bromsgrove?

- **Option 1 –** Priority given to smaller dwellings but also ensure adequate family housing to support local schools and facilities.
⇒ Least support was given to this issue
CP12 *Type, Size and Tenure of Housing* specifies that the types of housing types that should be provided in order to ensure mixed and vibrant communities are created
- **Option 2 –** More specialised housing for our ageing population.
⇒ Slightly more support was shown for this issue.
CP 12 *Type, Size and Tenure of Housing* recognises that there needs to be a focus on delivering housing types suitable for the older elderly and people of retirement age.
- **Option 3 –** Ensure all schemes have a needs assessment for the type of dwellings being proposed but against clear guidelines with respect to 1 and 2.
⇒ Most support was shown for this issue
A Housing Market Assessment is prepared which forms the basis of assessing the housing needs of the District and on which future decisions will be based.
CP 12 *Type, Size and Tenure of Housing* acknowledges that there will need to be a mix of tenures including market housing units for sale, low cost market housing, and affordable rented and shared ownership housing units for those households in some form of housing need.

6.51 Issue 2 – Provision of affordable housing

6.52 How should we ensure further affordable housing provision?

- **Option 1 –** Allocate land for affordable housing particularly Council or County Council owned land including school and town centre sites.
⇒ Some support was shown for this option
CP15 *Affordable Housing* sets criteria against which affordable housing will be assessed and CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development.
- **Option 2 –** Allow limited general housing on brownfield sites with a high level of affordable housing provision, ensuring mixed developments.

⇒ The most support was shown for this option
CP15 *Affordable Housing* sets criteria against which affordable housing will be assessed and CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development.

- **Option 3 –** Use Green Belt land adjacent to villages and Bromsgrove Town (including land removed from the Green Belt e.g. Areas of Development Restraint, ADRs)
⇒ Some support was shown for this option
CP15 *Affordable Housing* sets criteria against which affordable housing will be assessed and CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development.

6.53 Issue 3 – Location of affordable housing

6.54 More affordable housing needs to be provided in the District. Where should it be located?

- **Option 1 –** Mainly on brownfield sites in Bromsgrove Town as the District's largest settlement
⇒ Significant support was shown for this option
CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development which, in accordance with National guidance, includes affordable housing in order to achieve inclusive and mixed communities.
- **Option 2 –** Concentrate adjacent to rural settlements to support rural schools and services
⇒ Least support was shown for this option
CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development which, in accordance with National guidance includes affordable housing in order to achieve inclusive and mixed communities.
- **Option 3 –** Spread across the District.
⇒ Most support was shown for this option.
CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development which, in accordance with National guidance includes affordable housing in order to achieve inclusive and mixed communities.

6.55 Issue 4 – Supply of Housing

6.56 The Council is currently not allowing any new general market housing. In future should we continue to allow a modest but steady supply of housing or keep the restriction going and allow only affordable housing?

- **Option 1** – Allow no more general market housing but allow affordable housing and sheltered housing where a need has been identified.
 ⇒ Some support was shown for this option
 The Phase 2 Revision of the RSS allocates levels of housing growth up to 2026. Bromsgrove is currently in the position of housing oversupply. Policy CP 15 *Affordable Housing* addresses the issue of affordable housing and CP 12 *Type, Size and Tenure of Housing* addresses the issue of needs.
- **Option 2** – Allow only conversions of redundant buildings outside the Green Belt and in or close to Bromsgrove Town Centre as part of mixed use schemes.
 ⇒ Some support was shown for this option
 All applications should be considered on their relative merits and this option does not allow sufficient flexibility in this respect. Not in accordance with Government guidance and regional policy.
- **Option 3** – Allow development for local needs on all brownfield sites below a certain size.
 ⇒ Most support was shown for this option
 The Phase 2 Revision of the RSS allocates levels of housing growth up to 2026. Bromsgrove is currently in the position of housing oversupply. Policy CP 15 *Affordable Housing* addresses the issue of affordable housing and CP 12 *Type, Size and Tenure of Housing* addresses the issue of needs.

Key Issue C- Rural life

6.57 Issue 1 - Access to services in rural areas

6.58 How should we ensure our villages contain a range of essential services?

- **Option 1** – Resist change of use of all existing facilities in villages.
 ⇒ Least support was shown for this option
 CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities. Whilst change of use of existing facilities will be resisted there may be overriding factors which means this is not always possible.
- **Option 2** – Identify more mixed-use village centres for local services.
 ⇒ Most support was shown for this option.
 CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development.

- **Option 3 –** Locate key services in the main settlements and improve transport links.
 ⇒ Some support was shown for this option
 CP 2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development; CP10 *Sustainable Transport* aims to improve accessibility whilst encouraging more sustainable means of travel, such as cycling, walking and public transport and reducing the need to travel; CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities

6.59 Issue 2 – Village growth

6.60 Should we allow villages to expand?

- **Option 1 –** Only allow affordable housing for identified local needs
 ⇒ Least support was shown for this option.
 Not in accordance with RSS policies CF2 *Housing beyond the Major Urban Areas* and RR1 *Rural Renaissance*.
- **Option 2 –** Consider characteristics of village and supporting infrastructure before allowing new development.
 ⇒ Most support was shown for this option.
 That growth of villages should be restricted is contrary to the sequential approach outlined in PPS6 and therefore this option is not in accordance with RSS policies CF2 *Housing beyond the Major Urban Areas* and RR1 *Rural Renaissance*.
- **Option 3 –** Allow a wider mix of housing in rural locations to ensure essential facilities are maintained or made viable.
 ⇒ Some support was shown for this option
 Option accords with CP12 *Type, Size and Tenure of Housing* seeks to deliver housing that meets the needs of the Districts population by ensuring a mix of tenures, size and type of homes, including affordable housing, are provided across the District.

6.61 Issue 3 – Supporting the rural economy

6.62 How should we support businesses in rural areas?

- **Option 1 –** Only allow conversion of rural buildings to employment use.
 ⇒ Little support was shown for this option.
 Option is considered to be overly restrictive and contrary to National guidance PPS7 paragraph 17 whereby sustainable development is considered to be the overriding factor.

- **Option 2 –** Allow limited extension of any existing businesses within villages with adequate infrastructure.
⇒ Most support was shown for this option.
CP3 Rural Renaissance recognises the importance of the rural economy and supports its diversification if required to maintain viability. This option is also considered to be unnecessarily restrictive.
- **Option 3 –** Only allow agricultural related industries in rural areas and support the relocation of other business to the main settlements.
Some support was shown for this option. *CP3 Rural Renaissance* provides a framework for existing rural villages to retain their character whilst continuing to evolve in a sensitive manner, predominantly to meet local needs. *CP8 Distribution of Employment Development* ensures that economic growth is focussed primarily on Bromsgrove Town whilst providing some flexibility for development in other areas to meet needs. It acknowledges the importance of encouraging growth in new sectors and skills development. This option is therefore considered to be unnecessarily restrictive.

6.63 Issue 4 – Getting about without a car in rural areas

6.64 Accessibility is an issue in rural areas, how can we improve access to services?

- **Option 1 –** Ensure villages have a range of facilities.
⇒ Much support was shown for this option
CP17 Sustainable Communities seeks to ensure that development would not lead to a loss of essential local facilities.
- **Option 2 –** Support improved transport links to the main service centres like Bromsgrove Town.
⇒ Much support was shown for this option.
CP10 Sustainable Transport aims to improve accessibility whilst encouraging more sustainable means of travel, such as cycling, walking and public transport and reducing the need to travel across the District. To focus improved transport links on Bromsgrove town only would lead to an increase in inequality, a loss of accessibility across the District and social exclusion. However schemes such as improvements to the new railway station will be supported due to the wider benefits for the district that this development would attract.
- **Option 3 –** Provide a balance of the above options with only limited facilities in villages.
⇒ Some support was shown for this option.
CP2 Distribution of Housing establishes a hierarchy when determining the location of new housing development and *CP17*

Sustainable Communities seeks to ensure that development would not lead to a loss of essential local facilities.

Key Issue D- The local economy and creating jobs

6.65 Issue 1 – the future of the Bromsgrove Economy

- **Option 1 –** Increased emphasis on service industries to support a growing population and promote tourism, i.e. shops, restaurants, leisure and tourist facilities.
⇒ Some support was shown for this option.
CP8 Distribution of Employment Development ensures that economic growth is focussed primarily on Bromsgrove Town. *CP9 Retail and Town Centre Regeneration* reinforces the role of Bromsgrove Town centre in providing adequate facilities to cater for the needs of the District. It also seeks to strengthen the role of local shopping centres by prohibiting retail development outside such centres. *CP3 Rural renaissance* encourages sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of acceptable new enterprises including tourism and recreational uses.
- **Option 2 –** Develop business parks to encourage new high technology and other industries.
⇒ Some support was shown for this option
CP8 Distribution of Employment Development acknowledges the importance of encouraging growth in new sectors and skills development.
- **Option 3 –** Keep the balance as it is with a mixture of economies.
⇒ Most support was shown for this option
CP8 Distribution of Employment Development allows for a balance to be struck locationally and across sectors. However in line with regional guidance it is recognised that for the economy to grow and to address the current imbalance, between the level of wealth in relation to the jobs available, new growth sectors should be supported.

6.66 Issue 2 – Location of new employment opportunities

6.67 If required where should new employment land be generally located?

- **Option 1 –** Small areas of employment within main settlements (i.e. Bromsgrove, Hagley, Rubery) to support starter businesses and small scale local firms.
⇒ Most support was shown for this option
CP8 Distribution of Employment Development focuses economic growth on Bromsgrove Town and Longbridge, where

the greatest level of demand is found and where the principles of sustainable development are upheld. Sites in other settlements may be permitted where this achieves a better balance between housing and employment and has the potential to reduce commuting.

- **Option 2 –** Balance provision in Bromsgrove Town by developing large business parks on greenfield ADR sites to west of Bromsgrove (land removed from the greenbelt for future development needs).
⇒ No support was shown for this option
Exceptionally employment may be permitted on the edge of town where there is evidence to suggest this is of wider economic and community benefit.
- **Option 3 –** Redevelop and extend existing sites to southeast and south of Bromsgrove.
⇒ Some support was shown for this option
CP8 Distribution of Employment Development focuses economic growth on Bromsgrove Town and Longbridge, where the greatest level of demand is found and where the principles of sustainable development are upheld. New technology opportunities as part of the Bromsgrove Technology Park will also be promoted

6.68 Issue 3 – The rural economy

6.69 How should our rural economy be developed?

- **Option 1 –** Concentrate on Green Belt compatible businesses based around existing farming activities, tourism and leisure.
⇒ Least support was shown for this option
CP3 Rural renaissance encourages sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of acceptable new enterprises including tourism and recreational uses.
- **Option 2 –** Encourage reuse of rural buildings to provide small scale office accommodation.
⇒ Some support was shown for this option
Sustainable development is an important factor when considering the acceptability of schemes and each must be considered on its merits.
- **Option 3 –** Encourage new business to locate in main settlements but still continue to support existing businesses in the rural areas.
⇒ Most support was shown for this option
CP8 Distribution of Employment Development focuses economic growth on Bromsgrove Town and Longbridge, and

CP3 *Rural renaissance* encourages sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of acceptable new enterprises including tourism and recreational uses.

- 6.70 The above options are not considered to be mutually exclusive and policies to some extent address all options and therefore options have not been rejected outright.

6.71 Issue 4 – Reuse of redundant employment sites

- 6.72 Occasionally large employment sites become available for re-use. How does the Council best look to reuse these sites?

- **Option 1 –** Retain sites for traditional employment uses only.
⇒ Least support was shown for this option
CP8 *Distribution of Employment Development* ensures that economic growth is focussed primarily on Bromsgrove Town whilst providing some flexibility for development in other areas to meet needs such as Longbridge. It also acknowledges the importance of encouraging growth in new sectors and skills development. CP14 *The Scale of New Housing* cites Longbridge as location for new housing growth. The most appropriate use for redundant employment sites depends on a number of factors including need and must be decided on the merits of individual proposals.
- **Option 2 –** Promote a mix of employment generating activities (e.g. tourism, retail)
⇒ Most support was shown for this option.
CP8 *Distribution of Employment Development* acknowledges the importance of encouraging growth in new sectors and skills development and CP3 *Rural Renaissance* encourages sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of acceptable new enterprises including tourism and recreational uses. This option has therefore been incorporated into policy.
- **Option 3 –** Consider reuse for non-employment uses.
⇒ Some support was shown for this option.
The most appropriate use for redundant employment sites depends on a number of factors, including need and must be decided on the merits of individual proposal. Therefore this option has been incorporated into policy and expanded upon.

Key Issue E – Local shopping and Bromsgrove Town Centre

6.73 Issue 1 – The role of Bromsgrove Town Centre

6.74 What should be the future role of Bromsgrove Town Centre?

- **Option 1** – Promote its expansion so as to compete with other centres like Redditch and Kidderminster.
⇒ Some support was shown for this option.
CP9 Retail and Town Centre Regeneration reinforces the role of Bromsgrove Town centre in providing adequate facilities to cater for the needs of the District. It does not seek primarily to compete with other centres. It is considered more important and realistic to concentrate on improving the Town Centre, in the first instance, for residents.
- **Option 2** – Promote it as a specialist shopping location to attract tourists.
⇒ Least support was shown for this option.
In line with the Council's vision and Sustainable Community Strategy, CP9 seeks to strengthen the role of the Town Centre and seek improvements and expansion to meet the needs of the district.
- **Option 3** – Promote modest expansion to serve local needs.
⇒ Most support was shown for this option
CP9 Retail and Town Centre Regeneration most closely fits this policy.

6.75 Issue 2 – The future of Bromsgrove Town Centre

6.76 What uses should we try and provide for in Bromsgrove Town Centre?

- **Option 1** – Increased shopping opportunities and larger stores.
⇒ Least support was shown for this option
See below
- **Option 2** – More emphasis on providing for the leisure needs of local people (pubs, restaurants etc)
⇒ More support was shown for this option
See below
- **Option 3** – A mix of uses with shopping being the main use.
⇒ Most support was shown for this option
See below

6.77 It is considered that a holistic approach to the redevelopment of the Town Centre is required and this is being developed via the production

of an Area Action Plan which will be fully explored in this process. The Core Strategy therefore provides a flexible framework to promote strengthening the role of the town centre and to seek improvements and expansion to meet the needs of Bromsgrove.

6.78 Issue 3 – The role of other local centres

6.79 How should we ensure the viability of other local shopping centres (Alvechurch, Barnt Green, Catshill, Aston Fields, Hagley, Rubery and Wythall)

- **Option 1 –** Keep local shopping centres only for retail uses.
⇒ Some support was shown for this option
CP9 *Retail and Town Centre* seeks to strengthen the role of local shopping centres by prohibiting retail development outside such centres.
- **Option 2 –** More emphasis on providing for the leisure needs of local people (pubs, restaurants etc)
⇒ Least support was shown for this option.
CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities. It is however envisaged that the strengthening of the evening economy will primarily be focussed on the Town Centre to reinforce its primary role and support its regeneration.
- **Option 3 –** A mix of uses with shopping being the main use.
⇒ Most support was shown for this option
CP9 *Retail and Town Centre* seeks to strengthen the role of local shopping centres and therefore this option has been incorporated into policy.

Key Issue F – Learning, leisure and improving health

6.80 Issue 1 – Provision of open space and green areas

6.81 We need to protect existing open spaces for the benefit of the whole community and where appropriate, seek to improve or provide new areas of open space.

- **Option 1 –** Target poorly provided wards and parishes in the District.
⇒ Most support was shown for this option.
In accordance with the requirements set out within PPG17 an open space audit has recently been carried out. It examined existing quantity, quality and accessibility of different types of open space, sports and recreational areas as well as their future needs. Policy CP11 *Open Space and Recreation* tries to increase provisions in deficient areas by allowing development in open

space, sports and recreation areas where excess occurs if facilities could be delivered in areas where deficiency is shown.

- **Option 2 –** Prioritise improvement of larger areas and their expansion.
⇒ Some support was shown for this option.
Policy CP11 *Open Space and Recreation* encourages proposals to contribute quantitatively and qualitatively to the existing open space sports and recreation areas in accordance with local standards. The emphasis in the Core Strategy is on strategic but deliverable policies and it is not considered that this option fulfils either of these requirements.
- **Option 3 –** Provide a larger number of smaller easily accessible areas.
⇒ Least support was shown for this option.
CP 11 *Open Space and Recreation* fits most closely this option by seeking developers' contributions towards open space and improving links of existing ones. It is envisaged an SPD will subsequently be developed which addresses this issue.

6.82 Issue 2 – Provision of health facilities

6.83 Where should health facilities be located?

- **Option 1 –** Safeguard key accessible sites for future health service provision.
⇒ Most support was shown for this option.
CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities. This option is incorporated under this general policy regarding services and is based on sustainable principles.
- **Option 2 –** Seek the enhancement of existing key health service sites.
⇒ Some support was shown for this option.
CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities. This option is incorporated under this general policy regarding services and is based on sustainable principles. Policy CP 9 covering *Retail and Town Centre Regeneration* focuses on strengthening the role of the Town Centre to cater for local needs which is likely to be expanded upon as part of the Bromsgrove Town Centre AAP.
- **Option 3 –** Maintain existing facilities.
⇒ Less support was shown for this option.
CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities.

Key Issue G - A safe and well designed environment

6.84 Issue 1 – Safer communities

6.85 Planning has a role to play in ensuring safer communities. How can we do this?

- **Option 1 –** Improve lighting in both urban and rural areas.
⇒ Least support was shown for this option.
CP 4 *Promoting High Quality Design* requires new development to be built to the highest design standards for example in terms of urban design and designing against crime. Improved lighting is likely to be addressed under such principles.
- **Option 2 –** Seek dispersal of night time entertainment uses (i.e. pubs, clubs, restaurants).
⇒ Some support was shown for this option.
This option has not been rejected and policy CP 9 *Retail and Town Centre Regeneration* seeks to strengthen the evening economy in the Town centre, thereby reinforcing its primary role and supporting its regeneration.
- **Option 3 –** Promote designing out crime initiatives.
⇒ Most support was shown for this option.
CP 4 *Promoting High Quality Design* requires new development to be built to the highest design standards for example in terms of urban design and designing against crime, therefore this option has been incorporated.

6.86 Issue 2 – A better designed local environment

6.87 Planning is key to a better designed buildings, streets and towns. How can we promote better design?

- **Option 1 –** Reduce conflict between car uses and pedestrians through better design.
⇒ Most support was shown for this option.
CP 4 *Promoting High Quality Design* requires new development to be built to the highest design standards. CP10 *Sustainable Transport* aims to improve safety and accessibility whilst encouraging more sustainable means of travel, such as cycling walking and public transport and reducing the need to travel. It sets out criteria against which new development can be judged.
- **Option 2 –** Produce enhancement schemes for key locations and promote design which reflects local character.
⇒ Some support was shown for this option.

CP 4 *Promoting High Quality Design* requires new development to be built to the highest design standards respecting local distinctiveness.

- **Option 3 – Reduce signage and clutter in streets.**
⇒ Least support was shown for this option.
CP 4 *Promoting High Quality Design* requires new development to be built to the highest design standards in terms of urban design etc.

6.88 In conclusion, these options are not considered to be mutually exclusive and to a greater or lesser extent have been incorporated into policy.

Key Issue H- Our natural environment

6.89 Issue 1 – The Green Belt and our rural environment

6.90 We need to protect our rural environment, especially the Green Belt as a rich source of natural biodiversity.

- **Option 1 – Critically assess the impact of developments acceptable in the Green Belt on the natural environment.**
⇒ Most support was shown for this option.
CP5 *Managing Natural Assets* identifies criteria against which new development proposals may be assessed to ensure that aspects which make Bromsgrove distinctive, such as its attractive countryside, are protected and enhanced. It also recognises the importance of geodiversity and biodiversity. Therefore this option has been integrated into policy.
- **Option 2 – Restrict disruptive outdoor leisure uses in rural areas.**
⇒ Significant support was shown for this option.
Again policy CP5 *Managing Natural Assets* seeks to protect and enhance the countryside.
- **Option 3 – Prioritise the protection of the natural environment above social and economic objectives.**
⇒ Significant support was shown for this option.
Policies are based on the general premise of sustainable principles and that decisions will be taken which deliver a reasoned balance of social, economic and environmental factors. Therefore this option has been rejected.

6.91 Issue 2 – Flooding and water run-off

6.92 We need to protect our existing watercourses and reduce harm caused by flooding especially flooding resulting from development somewhere else which lead to increase in run-off.

- **Option 1 –** Require all new developments have sustainable drainage systems.
⇒ Most support was shown for this option.
Bromsgrove District Council together with Redditch Borough Council have recently completed a Strategic Flood Risk Assessment (SFRA) and a Water Cycle Study (WCS) and therefore policies have incorporated the findings of this work. *CP7 Water Management and Flood Protection* which emphasises the impact of water especially in relation to climate change and sets parameters for future development to ensure that development addresses this issue. It specifically requires, where appropriate, that measures are incorporated which manage and control run-off through the use of SuDS, for example, storm water diverted to soakaways, green roofs, permeable paved surfaces etc.
- **Option 2 –** Promote buffer zones around watercourses.
⇒ Significant support was shown for this option
CP7 Water Management and Flood Protection requires watercourse protection.
- **Option 3 –** Encourage schemes that minimise water runoff.
⇒ Least support was shown for this option.
CP7 Water Management and Flood Protection specifically requires that, where appropriate, measures are incorporated which manage and control run-off through the use of SuDS, for example, use of soakaways, green roofs, permeable paved surfaces etc.

6.93 In conclusion, these options are not considered to be mutually exclusive and to a greater or lesser extent have been incorporated into policy.

Key Issue I – Getting around

6.94 Issue 1 – Reducing the need to travel

6.95 Reducing the need to travel is a key part of ensuring access for all of the community.

- **Option 1 –** Locate jobs and houses together.
⇒ Least support was shown for this option.
The principle of sustainable development underpins the Core Strategy. This is specifically reflected in policies CP1 *Climate Change*, CP2 *Distribution of Housing*, CP3 *Rural Renaissance*,

CP4 *Promoting High Quality Design*, CP8 *Distribution of New Employment Development* and CP10 *Sustainable Transport*.

- **Option 2 –** Ensure better access to everyday facilities.
⇒ Most support was expressed for this option.
CP17 *Sustainable Communities* seeks to ensure adequate infrastructure is in place to support new development and that development would not lead to a loss of essential local facilities. Accessibility also underpins CP4 *Promoting High Quality Design* and CP10 *Sustainable Transport*.
- **Option 3 –** Encourage more working from home and live-work units.
⇒ Some support was shown for this option.
The principle of sustainable development underpins the Core Strategy with the emphasis on the need to reduce the need to travel and therefore policies CP2 *Distribution of Housing* and CP8 *Distribution of New Employment Development* are both based on this principle.
Although policies do not actively encourage this option within the Core Strategy they do not discourage it either. Sometimes working from home does not require planning permission but if it did each application would be considered on the individual merits of particular circumstances. The emphasis in the core strategy is on strategic but deliverable policies and it is not considered that this option fulfils either of these requirements.

6.96 Issue 2 – Transport options in rural areas

6.97 It is recognised that the car often provides the most convenient and comfortable door to door means of travel and for many rural residents there is at present little real alternative

- **Option 1 –** Ensure better access to major service centres like Bromsgrove Town.
⇒ Significant support was expressed for this option
CP9 *Retail and Town Centre Regeneration* reinforces the role of Bromsgrove Town centre in providing adequate facilities to cater for the needs of the District. CP10 *Sustainable Transport* aims to improve accessibility whilst encouraging more sustainable means of travel, such as cycling walking and public transport and reducing the need to travel. It also provides the basis for the development of the new railway station emphasising effective bus connections with Bromsgrove Town Centre.
- **Option 2 –** Seek the retention of essential rural facilities.
⇒ Significant support was expressed for this option
CP17 *Sustainable Communities* seeks to ensure that development would not lead to a loss of essential local facilities

- **Option 3 –** Seek to locate services in larger village service centres.
⇒ Some support was shown for this option.
CP2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development. It is anticipated that development for housing could provide support for local services.

6.98 In conclusion, these options are not considered to be mutually exclusive and to a greater or lesser extent have been incorporated into policy.

6.99 Issue 3 – Improving public transport options

6.100 As part of a development proposal, measures to encourage and facilitate the use of public transport can be investigated.

- **Option 1 –** Require green travel plans for all new major developments.
⇒ Least support was shown for this option.
CP10 *Sustainable Transport* states that developments which generate significant travel demands must include Transport Assessments and should be located adjacent to existing or proposed transport links.
- **Option 2 –** Target key public transport interchanges as locations for new development.
⇒ Most support was expressed for this option
It is considered that this option could lead to a clustering around major routes and a lack of consideration of more sustainable locations and has therefore been rejected.
- **Option 3 –** Improve facilities at public transport sites.
⇒ Some support was shown for this option.
CP10 *Sustainable Transport* states that all major developments should incorporate proposals to increase scope for walking and cycling in a safe environment and that the Council will continue to work with partners to improve facilities at Bromsgrove Station.

6.101 Issue 4 – Cycling, walking and motorcycling

6.102 Cycling and walking are the most sustainable modes of travel for short journeys.

- **Option 1 –** Require new developments contain cycling facilities and improved pedestrian access.
⇒ Some support was shown for this option.

CP10 *Sustainable Transport* states that all major developments should incorporate proposals to increase scope for walking and cycling in a safe environment.

- **Option 2 –** Enhance existing facilities within and between settlements.
 - ⇒ Significant support was expressed for this optionCP10 *Sustainable Transport* acknowledges that cyclepaths, footpaths and bus connections can make an effective contribution to enabling people to move through and around a District and states that all new developments should be accessible by safe and sustainable modes of transport including walking and cycling.
- **Option 3 –** Ensure better linkages between new developments.
 - ⇒ Significant support was expressed for this option.CP10 *Sustainable Transport* acknowledges that cyclepaths, footpaths and bus connections can make an effective contribution to enabling people to move through and around a District and states that all new developments should be accessible by safe and sustainable modes of transport including walking and cycling. It also states that the Sustrans National Cycle Route No. 5 should be promoted between the Town centre and the new Train Station.

Key IssueJ – Preserving the past

6.103 Issue 1 – Designating and enhancing Conservation areas

6.104 The District has 10 Conservation Areas. Do we need more or should we enhance the existing areas first?

- **Option 1 –** Seek to designate new Conservation Areas as a priority.
 - ⇒ Some support was shown for this option.CP6 *Managing Man Made Assets* seeks to protect the historic environment and conservation areas in particular. Strategic policies are not required to designate conservation areas which can be progressed under separate legislation as required and as resources allow.
- **Option 2 –** Seek enhancement of existing areas before designating new ones.
 - ⇒ Some support was shown for this option.CP6 *Managing Man- Made Assets* seeks to protect the historic environment and conservation areas in particular. It also ensures that development proposals secure the preservation

and/or enhancement of the character or appearance of conservation areas and their settings.

- **Option 3 –** Take action first in areas where the threat to the historic environment is greatest.
⇒ Most support was expressed for this option.
CP6 Managing Man- Made Assets recognises Bromsgrove's rich historic legacy and the importance of preserving and enhancing this asset for the enjoyment of future generations. It seeks to do this via the identification of a list of buildings of local importance and to take full account of these where they may be affected by planning proposals.

6.105 Issue 2 – Protecting locally important buildings

6.106 The District has many locally important buildings that are unsuitable for full national listing. We need to ensure these locally important buildings are protected.

- **Option 1 –** Produce a list of only historic locally important buildings.
⇒ Least support was shown for this option.
CP6 Managing Man- Made Assets recognises Bromsgrove's rich historic legacy and the importance of preserving and enhancing this asset for the enjoyment of future generations. It seeks to do this via the identification of a list of buildings of local importance which is supported by English Heritage.
- **Option 2 –** Prioritise action to protect locally important buildings that are not currently within Conservation Areas.
⇒ Some support was shown for this option.
CP6 Managing Man- Made Assets does not differentiate between buildings to be included on the local list and the location of such buildings.
- **Option 3 –** Ensure policy encourages viable reuse of locally important buildings.
⇒ Most support was expressed for this option.
It is not considered that a specific strategic policy is required for this option which is explored through the planning process as a matter of course. However the council will generally seek the protection of and, where appropriate, the enhancement of all heritage assets.

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6.107 New Issue A – New Housing Growth

6.108 Four options were provided for the future growth of Bromsgrove, these were as follows:

- **Option 1** – All new development should be concentrated within the existing Areas of Development Restraint (ADR) and through the development of suitable brownfield sites.
 - ⇒ General public (GP) strong support shown for this option
 - ⇒ Statutory Consultees and Private Sector (SC&PS) strong support shown for this option

CP2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development. In the first instance, development needs will primarily be met through the reuse of previously developed land or buildings. If additional land is needed this growth will be delivered through the phasing of key strategic sites. Therefore in accordance with PPS3, this policy changes the priority order of development in this respect.
- **Option 2** – In addition to the ADRs a limited amount of Greenfield sites should be released adjacent to existing settlements, so that the aims of sustainability are fulfilled and the impact on existing infrastructure is minimised.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly stronger level of support than GP shown for this option

CP15 *Cross Boundary Growth* recognises the importance of the chain of conformity and that policies contained in the Core Strategy must be flexible enough to cater for proposals set out within the emerging RSS. It acknowledges the requirement in the emerging RSS that housing to cater for Redditch's needs which, on the grounds of sustainability, must be located adjacent to Redditch's boundary, which is in Bromsgroves's green belt.
- **Option 3** – Growth should be apportioned in respect of the size of each settlement on both brownfield and Greenfield sites, including growth within Bromsgrove town.
 - ⇒ (GP) support shown for this option
 - ⇒ (SC&PS) stronger support than GP shown for this option

Based on sustainability principles CP2 *Distribution of Housing* establishes a hierarchy when determining the location of new housing development
- **Option 4** – Sufficient Green Belt land should be released to cater for both locally generated and in migration housing needs.
 - ⇒ (GP) low support shown for this option

⇒ (SC&PS) stronger support than GP shown for this option
CP15 *Cross Boundary Growth* recognises the importance of the chain of conformity and that policies contained in the Core Strategy must be flexible enough to cater for proposals set out within the emerging RSS. It acknowledges the requirement in the emerging RSS that housing to cater for Redditch's needs which, on the grounds of sustainability, must be located adjacent to Redditch's boundary, which is in Bromsgroves's green belt.

6.109 New Issue B1 – Climate Change and Renewable Energy

6.110 The general public were given the opportunity to put forward their personal opinions of how the District of Bromsgrove should start planning to adapt to climate change and mitigate effects. Opinions were then sought of the 3 following options:

- **Option 1-** New developments to obtain a set percentage of their energy from a renewable/low carbon source (in line with national and regional targets)
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) lower support than GP shown for this option.Policy CP1 *Climate change* expects that, in line with Government guidance, all development should conform with the energy hierarchy and that all major development to incorporate renewable energy to provide at least 10% of the predicted energy requirements by 2010 and 20% by 2020.
- **Option 2-** New developments to achieve a set percentage, which is above national/regional targets of their energy from a renewable/low carbon source.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) lower support than GP shown for this optionIt is considered that policies should conform with National and Regional guidance and therefore in the absence of any specific local evidence this option has been rejected.
- **Option 3-** Include a presumption in favour of applications for renewable energy technologies in the local area.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) lower support than GP shown for this option.This policy does not comply with Regional policy EN1 *Energy Generation* and has therefore been rejected.

6.111 New Issue B2 – Flooding

6.112 Four options were provided in relation to the issue of flooding and these were as follows:

- **Option 1** - Development on the flood plain should be avoided.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

CP7 Water Management and Flood Protection states that there is an expectation that all development should fall within flood zone 1 and where land in flood zones 2 or 3 is involved, a comprehensive Flood Risk Assessment will be required.
- **Option 2** – Development which increases the risk of flooding elsewhere within the district and beyond the district's boundaries should be avoided.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

CP7 Water Management and Flood Protection advocates measures to manage and control run off.
- **Option 3** – Development should be designed to reduce the impact of flooding and prevent increases in flood risk through for instance, the inclusion of Sustainable drainage Systems (SUDS), water harvesting and innovative design solutions.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

CP7 Water Management and Flood Protection requires measures that manage and control run off through the use of SuDs
- **Option 4** – The inclusion of floodwater storage areas should be encouraged. for example future flood risk can be minimised by providing balancing ponds and naturalising watercourses.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

CP7 Water Management and Flood Protection requires measures that manage and control run off through the use of SuDs.

6.113 In conclusion, these options are not mutually exclusive and have largely been incorporated into policy.

6.114 New Issue B3 – Waste & Recycling

6.115 3 options were provided in relation to the issues of waste and recycling and these as follows:

- **Option 1** – New developments should include space for recycling (i.e. green bins) and encourage water-harvesting methods (for example, water butts) in their proposals.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

CP 7 *Water Management and Flood Protection* includes measures to reduce demand for water such as the use of grey water and rainwater harvesting and policy CP1 *Climate Change* expects that facilities employ best practice technology to optimise the opportunities for, and convenience of, recycling, composting and minimising waste.
- **Option 2** – New developments should include space for recycling (i.e. green bins), encourage water-harvesting methods, consider including community composting facilities and use of 'grey water' schemes where appropriate.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

CP 7 *Water Management and Flood Protection* includes measures to reduce demand for water such as the use of grey water and rainwater harvesting and policy CP1 *Climate Change* expects that facilities employ best practice technology to optimise the opportunities for, and convenience of, recycling, composting and minimising waste.
- **Option 3** – new developments should use a set percentage of recycled or sustainability produced materials in their construction where appropriate.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) lower support than GP shown for this option.

CP1 *Climate Change* expects the building and construction process to minimise its carbon footprint by using recycled or locally sourced building materials. This option was considered too onerous to be adopted as policy in its entirety.

6.116 New Issue B4 – Biodiversity

6.117 Four options were provided in relation to the issue of biodiversity and these were as follows:

- **Option 1** – Where possible all developments should provide some positive benefit for biodiversity and the natural environment.

- ⇒ (GP) strong support shown for this option
- ⇒ (SC&PS) some support shown for this option.

CP5 *Managing Natural Assets* requires development proposals to demonstrate their support for geodiversity and biodiversity and where appropriate management of them. It also requires development to increase the ability of biodiversity to migrate across landscapes, by making the intervening land use between semi- natural habitats more biodiversity rich, rather than simply physically linking them.

- **Option 2** – Developments which cause unnecessary harm to biodiversity and the natural environment should be resisted wherever possible.
 - ⇒ (GP) strong support shown for this option
 - ⇒ (SC&PS) slightly lower support than GP shown for this option.

In accordance with PPS9, CP5 *Managing Natural Assets* requires development proposals to demonstrate their support for geodiversity and biodiversity

- **Option 3** – Prioritise the protection of biodiversity and the natural environment highly, but weigh this against social and economic objectives when considering development proposals.
 - ⇒ (GP) noticeable support shown for this option
 - ⇒ (SC&PS) A similar level of support to GP shown for this option.

The concept of sustainability pervades all policies in the Core Strategy. Decisions will therefore be taken on the basis of a reasoned balance of social, economic and environmental factors. Therefore this option has been rejected.

- **Option 4** – Consider the impacts from development in a wider environmental context, paying attention to potential effects over the ability of biodiversity to adapt to climate change.
 - ⇒ (GP) significant support shown for this option
 - ⇒ (SC&PS) lower support than GP shown for this option.
 Policies are based on the general premise of sustainable principles and that decisions will be taken which deliver a reasoned balance of social, economic and environmental factors.

Appendix 1

Statement of Community Involvement: Consultation Strategy



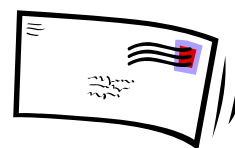
- o The process of forming the SCI began with the creation of a database to manage the consultation process. Each step of the way the production of the SCI was conducted with the communities input. The database of consultees was made up of an amalgamation



of all the previous planning databases. We then added to this by adding relevant contacts from other Council department's databases. The database was then expanded further through Internet based research. For consultees who may be interested in the planning process and prove to be useful consultees. The number of contacts in the database currently stands at 1100 (approx) and this number is constantly being added to.

TIME : AUG 2004 - ONGOING

- o The first contact we had with the consultees regarding the SCI was with a mail drop. Around 270 letters, questionnaires and leaflets about the SCI and the preferred methods of consultation were sent out. The majority of the packs were sent out to local organisations including: Parish Councils and the Citizen's Panel. We received around 55 questionnaire replies. The ideas about consultation expressed in the SCI were fed into the writing of the Draft SCI.



TIME : SEPT 2004 – OCT 2004

- o The same leaflet and questionnaire that way sent out to consultees was also placed on the Council's Website;
www.bromsgrove.gov.uk It is possible to fill out the questionnaire online.



TIME : OCT 2004 – ONGOING

- o Some excellent suggestions came out of the initial consultation.
One of the inventive ideas included sending copies of our documents to GPs and dentists surgeries, as this may be a place where people may be likely to read them.



TIME : JAN 2004

- o At the annual meeting of the Bromsgrove Partnership, the Local Strategic Partnership for Bromsgrove, an exhibition was held regarding the new planning process and the Statement of Community Involvement. Planning Officers were on hand to give out leaflets and questionnaires and to answer any queries. This joint working is an example of 'piggybacking.'



TIME

- o The Draft SCI was prepared and was released for consultation on 28/02/05. During the statutory 6-week period of consultation, notification was sent to all statutory consultees to notify them of this. The document was also made available in all the statutory places including; at the Council House, at the Customer Service Centre, libraries throughout the District and on the Council's Website.



TIME : FEB 2005 – APR 2005

- A launch Event was held in order to publicise the SCI and the new LDF process. Over 200 hundred people from local organizations and the community were invited to the event and an article ran in a local newspaper inviting the public to come along. Over the two sessions (afternoon and evening) around 75 people came along. The event consisted of a presentation on the new planning system and then a workshop on the core issues. Then a presentation on the SCI and a workshop on community involvement techniques.



TIME : MARCH 2005

- An article ran in the local newspaper about the event and letting people know about the new planning system.



TIME : MARCH 2005

- Representatives of the Local Plans team attended Parish Council Meetings and Annual Meetings on request to let people know about the new planning system and how they could be involved.



TIME : ONGOING

Appendix 2

Your Ref:
Our Ref: 6.23/ 06
Please ask for Oonagh McClean
Telephone: 01527 881323
Email: o.mcclean@bromsgrove.gov.uk
12/07/05

Office of the
Director of Planning Services
Main switchboard: Bromsgrove (01527) 873232
Textphone: Bromsgrove (01527) 881291
Fax: 01527 881313
DX: 17279 Bromsgrove
email: planning@bromsgrove.gov.uk

BROMSGROVE DISTRICT COUNCIL
THE COUNCIL HOUSE
BURCOT LANE
BROMSGROVE
WORCESTERSHIRE. B60 1AA



bromsgrove council
www.bromsgrove.gov.uk

Dear Sir / Madam,

You expressed an interest in attending discussion groups with the Council's Local Plans Department on various subjects ranging from Housing to Leisure, to transport and the environment. Several daytime sessions have already occurred and have been very successful. Due to the requests that were made for evening sessions these will now run on Monday the 25th and Thursday the 28th of July and we would like to invite you to come along.

The first session on the 25th will cover the topics of; Our Natural Environment, Preserving the Past, Learning, leisure and Improving Health, A safe and well-designed environment and Transport Issues. The second session on the 28th will be on the topics of; The Location of Growth, Local Shopping and Bromsgrove Town Centre, Rural Life, The Local Economy and Creating Jobs and Housing for Everyone.

Both session will take place at the Council House and will begin at 6pm. You are welcome to attend both sessions if you wish and do **not** need to book a place at either session. If you have any questions about the sessions please use the contact details above to get in touch. We look forward to seeing you there,

Yours faithfully,

Oonagh McClean
(Local Plans Team)

Appendix 3

Citizens panel leaflet

Planning Matters in Bromsgrove

The Planning Department of Bromsgrove Council are all set to run a series of small discussion groups throughout July. Each discussion group will be on an important issue that affects Bromsgrove and we would like you to attend. The planning team wants to hear what you have to say on the following issues;

- The Location of Growth
- Housing for Everyone
- Rural Life
- The Local Economy and Creating Jobs
- Local Shopping and Bromsgrove Town Centre
- Learning, Leisure and Improving Health
- A Safe and Well-designed Environment
- Our Natural Environment
- Getting Around – Transport Issues
- Preserving the Past

If you are interested in discussing any of these topics with the Council please contact Miss Oonagh Mc Clean on 01527 881323 or email Oonagh on; o.mcclean@bromsgrove.gov.uk for further details. Each session will be held at the Council House and will take no more than 2 hours of your time. Refreshments will be provided. We look forward to hearing from you!

Appendix 4

2005 Focus groups

1 Our Natural Environment - 18th July 2pm (OM)

- 1) Hilary Berry – Environment Agency
- 2) Mr Sturock – Citizen's Panel
- 3) Mrs Sturrock – Citizen's Panel
- 4) Helen Sharman – Worcestershire Biodiversity Partnership
- 5) Andy Bucklitch – Bromsgrove DC Woodland Officer
- 7) Don Prust – Catshill Village Meadow
- 8) Steve Bloomfield – Worcestershire Wildlife Trust
- 9) Councillor Selway – BDC, Friends of the Earth, CPRE
- 10) Judith Casey – Lickey and Blackwell Parish Council
- 11) John Harris – Bentley Pouncefoot Parish Council

2 Housing for Everyone - 7th July 2pm (AC)

- 1) Mike Williams – Worcestershire Property Services
- 2) Andy Coel – BDC Housing
- 3) Paul Cysell – BDC Planning
- 4) Nicola Goddard – Bromsford Housing
- 5) Mr H Clarke – Citizen's Panel
- 6) Elaine Mortimore – Bromsgrove Youth Homelessness Forum
- 7) Mike Brown - BDHT
- 8) Debbie Roberts – Charford Multi-Agency Resource Centre
- 9) Brenda Withers – Bromsgrove Action Group for Older People
- 10) Councillor Gall – BDC
- 11) Rob Pusey – Servite Housing
- 12) Councillor Doyle - BDC

3 Learning, Leisure and Improving Health - 6th July 11am (Facilitator - OMC)

- 1) Phil McTague – Bromsgrove School
- 2) Jules Evans – British Junior Chamber
- 3) Tony Turpin – Avoncroft Arts Society
- 4) Cressida Dent – NEW College
- 5) Mr Athol Deakin – Local Sports Council
- 6) Rob Heard – BDC Recreation
- 7) Dr K Isaac Henry – Parish Councillor
- 8) Councillor Doyle – BDC
- 9) Freddie – Federation of Small Businesses
- 10) Robbie Hazlehurst – Head of Leisure
- 11) Mr Hall – Citizen's Panel
- 12) Karen Crees – Redditch and Bromsgrove PCT

4 A Safe and Well-Designed Environment - 11th July 2pm (OM)

- 1) PC Stan Baker – Crime Risk Manager
- 2) Dan Bulmer – BDC Urban Designer
- 3) Mrs Dale – Citizen's Panel
- 4) Graham Reddie – Bromsgrove Society
- 5) Councillor Peters – BDC
- 6) Mr Sturrock – Citizen's Panel
- 7) Mrs Sturrock – Citizen's Panel
- 8) Councillor Boswell – BDC
- 9) Councillor Gall – BDC
- 10) John Berry – Redditch Borough Council
- 11) Sandra Hill

5 Rural Life - 8th July 2pm (Lo)

- 1) Les Farren – Citizen's Panel
- 2) Don Prust – Catshill Village Meadow
- 3) John Cutler – Citizen's Panel
- 4) Mrs Sturrock – Citizen's Panel
- 5) Mr Sturrock – Citizen's Panel
- 6) Christopher Harvey – Chamber of Commerce
- 7) Ron Rand – Citizen's Panel
- 8) John Coldicott – Parish Council
- 9) Councillor Gall – BDC
- 10) RW Brown – Parish Council
- 11) Mr Grove – Citizen's Panel
- 12) John Harris – Bentley Pouncefoot Parish Council

6 Local Economy and Creating Jobs - 8th July 11am (OM)

- 1) Peter Michael – BDC Economic Development
- 2) Christopher Harvey – Chamber of Commerce
- 3) Dean Atwell – Oakland International Limited
- 4) John Blackhall – Complete Design Partnership
- 5) Nick Rawlings – Advantage West Midlands
- 6) Sue Bailey – Gough Allen Stanley
- 7) Councillor Rita Dent – BDC
- 8) Andrew Sneath - RoboShark

7 Local Shopping and Bromsgrove Town Centre - 7th July 11am (CS)

- 1) Anita Mears – BROMARK
- 2) Karen Philips – BROMARK
- 3) Peter Michael – BDC Economic Development
- 4) Councillor Hulett – BDC
- 5) Dean Atwell – Oakland International Limited

- 6) John Blackhall – Complete Design Partnership
- 7) Sheila Reynolds – Parish Council
- 8) Mike Dunphy – Planning Officer
- 9) Councillor Shannon – BDC
- 10) Michelle Wright – Gough Allen Stanley
- 11) Andrew Sneath – RoboShark
- 12) Lucy Ormerod - SPS Lifestyle
- 13) John Cawthen – Citizen's Panel

8 Location of Growth - 4th July 2pm (PC)

- 1) Mrs ES Holmes – Citizen's Panel
- 2) Mr Holmes – Citizen's Panel
- 3) Dr Peter King – Parish Council
- 4) Sheila Reynolds – Parish Council
- 5) Councillor Scurrall – BDC
- 6) Graham Brookfield – BDC Planning
- 7) Councillor Boswell – BDC
- 8) Chris Bird – The Bird Trust
- 9) RW Brown – Parish Council
- 10) John Coldicott – Parish Council
- 11) John Cawthen – Citizen's Panel
- 12)

9 Getting Around – Transport Issues - 18th July 11am (Lo)

- 1) Rebecca Mayman – Wyre Forest DC
- 2) Brenda Withers – Bromsgrove Action group for Older people
- 3) Robert Anchor – Citizen's Panel
- 4) Peter Brown – Centro
- 5) Councillor Selway – BDC, Friends of the Earth
- 6) Councillor Boswell – BDC
- 7) Mr Neal – Citizen's Panel
- 8) Bev Coupe – Highways Agency
- 9) Anne Crossland – Bromsgrove Access Group
- 10) John Seddon – WCC
- 11) Sandra Hill

Appendix 5

Workshop Event Summary (The Council House, 3rd of March, 2pm)

The government introduced a new planning system in 2004 called The Local Development Framework. This new system puts a new emphasis on getting the community involved in planning.

The workshop event (03/03/05) is the launch of this new system in Bromsgrove. People from all over the district will be attending to discuss the issues that are important to the people of Bromsgrove and therefore what the Council need to plan for in the future.

The other purpose of the event will be to define the role that the community wants to play in the decision making process. We want to work out the best ways to engage with people so they can get to have their say on their District.

There will be an introduction by Councillor or the Director of Planning. There will then be a brief presentation on the new system and a summary of core issues. The group will then split into workshops and discuss the issues that they feel need to be addressed in the district. There will then be a break in which people can get some refreshments and investigate the interactive displays through which people can get involved in the planning process. After that there will be an introductory presentation on ways the community can get involved in planning. The group will then break up into workshop groups again to discuss the best ways to get people involved in planning.

Appendix 6

Techniques used at consultation event

BRICKS

Please take one of the bricks provided and write on it an issue you feel the Council needs to address in order to make Bromsgrove a better place to live and work.

FLAGS

Each one of the flags below has an important planning issue written on it. If you think one of them in particular is the most important issue for Bromsgrove please move that flag in one circle. The more pressing issues will be in the centre of the circles.

Appendix 7- Newspaper articles

Have more of a say

BROMSGROVE planners are staging workshops to give residents and businesses more say in what the town will look like.

The authority's 'Statement of Community Involvement' is behind the initiative.

"A key part of the new system is to involve local people more and our statement outlines how the community will be involved in planning from now on. We want local people to come and talk to us and tell us what they think of it," said Paul Crysell, Head of Local Plans.

The workshops will be held at the Council House, in Burcot Lane, Bromsgrove, on Thursday, March 3 at 2pm and 5.30pm.

Anyone wishing to attend should call Oonagh on 01527 881323 or email o.mclean@bromsgrove.gov.uk Residents can also have a say by visiting www.bromsgrove.gov.uk/localplans

New planning forum a success



● Principal planning officer Graham Brookfield and planning officer Mike Dunphy encourage residents to have their say. Picture by Marcus Mingins. 10.05.006.M MR

A NEW way to comment on planning matters was met by an enthusiastic response by Bromsgrove residents last week.

More than 50 people turned up to a workshop on planning issues at the Council House in Burcot Lane.

A spokesperson for the council said everyone was delighted with the turn-out and that they had received excellent fee-

back from residents.

Paul Crysell, the council's head of local plans said a key part of this system was the continued involvement of residents.

"Early involvement will mean people can have a real influence on the plan making process and we feel it is essential that the community get involved as the decisions taken affect everyone's lives," he said.

Appendix 8- responses 2005

Key Issue A - Location of Growth

Issue 1 - Location for growth

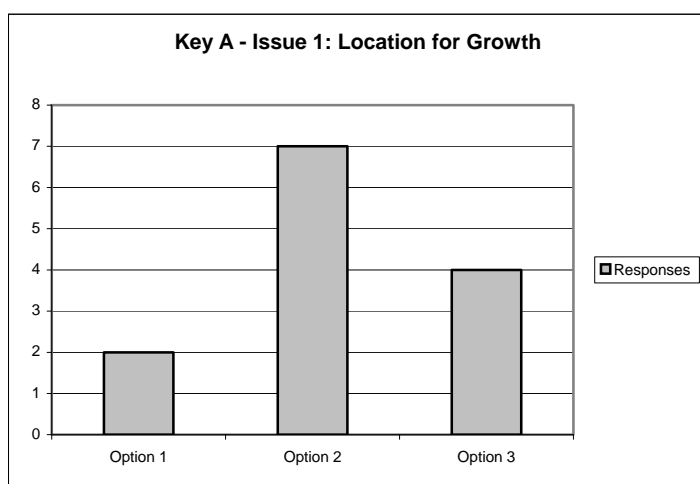
When new housing or employment is needed where should it go?

Option 1 - All growth in Bromsgrove Town, especially the Town Centre.

Option 2 - Concentrate growth in Bromsgrove Town combined with other limited brownfield development in other settlements (i.e. Hagley, Alvechurch, Wythall).

Option 3 - Apportion growth in respect of the size of each settlement on both brownfield and Greenfield sites, including growth in Bromsgrove Town.

	Option 1	Option 2	Option 3
Responses	2	7	4



Issue 2 - Areas of development restraint

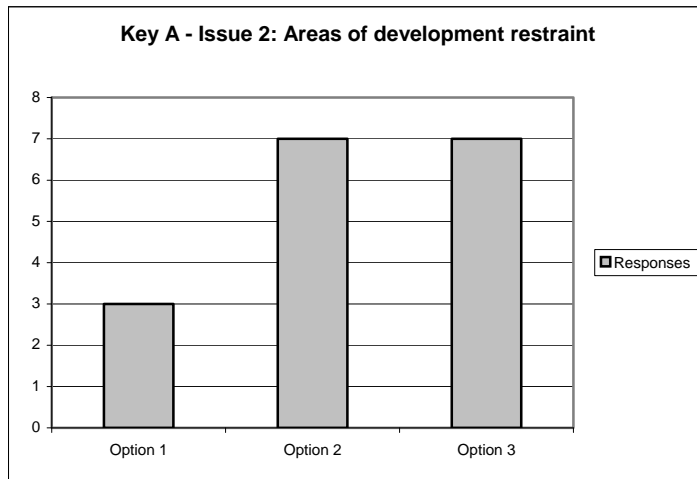
What should we do with existing designated sites removed from the greenbelt?

Option 1 - Maintain them indefinitely as a reserve bank of land for growth.

Option 2 - Prioritise their release with those around Bromsgrove Town being released first.

Option 3 - If required, decide which ADR site(s) to release only after housing and employment land allocations are known.

	Option 1	Option 2	Option 3
Responses	3	7	7



Issue 3 - Previously developed sites in the green belt

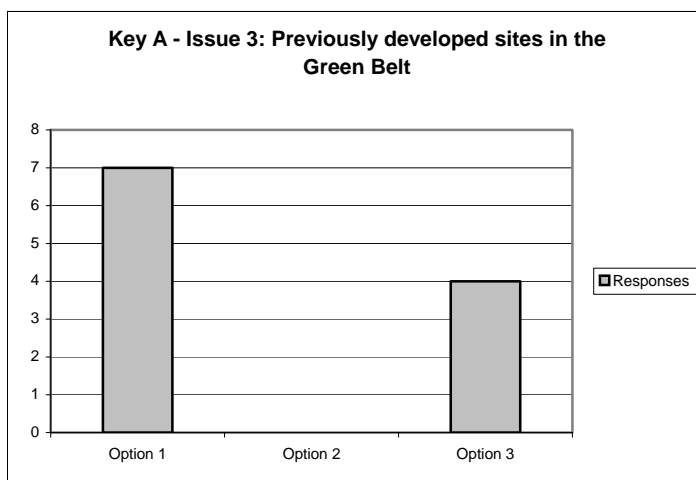
What should we do with these sites when existing uses become redundant?

Option 1 - Allow reuse of the existing footprint for the most appropriate use.

Option 2 - Allow reuse for employment only.

Option 3 - Allow only very limited reuse (i.e. less than the original footprint.)

	Option 1	Option 2	Option 3
Responses	7	0	4



Comments:

- The unwanted ADR's should be returned to green belt and individual local families allowed to convert / reuse existing buildings in green belt for their housing and employment, i.e. office / home working with I.T.
- Some employment development is required but should not be intrusive, i.e. should be surrounded by trees and hedges on flat land, A38 high tech corridor.
- Agree that local needs priority and no migration from urban areas. ADR's in areas that increase pressure on existing infrastructure. Agree that major developments i.e. educational, sewage works, etc in usually unsustainable locations.
- Issue 1: Location for growth - Pegasus Planning Group considers that out of the three options put forward by the Local Planning Authority, option 3 is the most suitable. Any development should be considered in terms of its sustainability criteria, it seems sensible to apportion growth in respect of the size of each settlement on both brownfield and Greenfield sites including growth in Bromsgrove Town. This will ensure that the needs of residents in urban and rural areas are met in accordance with policy set out in RSS 11, which now forms part of the development plan. It is considered that Options 1 and 2 would limit the housing supply situation in the District as there will inevitably be a need for both brownfield and Greenfield supply in the future to meet housing requirements.
- Issue 2: Areas of development restraint - Pegasus Planning Group consider option 3 put forward by the Local Planning authority seems to be the option most in accordance with central and regional planning policy. It seems sensible to consider the housing and employment requirements in the District and then analyse the most sustainable locations to meet the needs of both urban and rural population. If at this point the ADR sites score well in sustainability terms then their release should be considered for development.
- Issue 3: Previously developed sites in Green Belt - In accordance with advice contained in PPG2 Green Belts, the Local Planning Authority should follow option 1 set out in the document. This allows for re-use of the existing footprint for the most appropriate use. Option 2, which suggests allowing re-use for employment only does not accord with advice in PPG2 and neither does option 3, which suggests allowing for only very limited re-use (i.e. less than the original footprint). (Comments: Pegasus Planning Group).
- English Heritage: As a general comment relating to each of the issues, English Heritage recommend that the potential implications for the historic environment, including the historic character of the District's settlements and their settings, are taken into account when determining the main focus for development, any release of Areas of Development Restraint, and the future reuse of previously developed sites in the Green Belt.

- Shire Consulting: As Key Issue A implies, the options for locating growth in a District such as Bromsgrove are currently limited by its substantial designation as Green Belt, however the discussion in the document does not relate this to the issue of sustainable development. A tight green belt with little available land inside it will lead to development beyond it and less sustainable commuting but the opportunity to explain this conflict between the two policies has been missed.
- Shire Consulting: Reference is made to the safeguarded land or ADR not now being in sustainable locations in respect of the RSS but it is not explained to the people of Bromsgrove that ruling out their future development may mean that the District's prosperity could be threatened by a lack of sites for future investment. Whilst brownfield urban sites must clearly be the main focus for development, it is essential that the ADR continue to be maintained as a reserve bank of land for growth.
- Issue 2: Areas of Development Restraint - Savills Planning are in favour of option 2, as they believe that, in order to safeguard the long-term sustainable development of Bromsgrove, the ADR sites should be retained and prioritised. Once long term housing and employment requirements are known the District Council will then be able to release an ADR site if required. This would provide the District with a long-term provision to enable a planned and sustainable urban extension. Since the ADR sites have been removed from the Green Belt, through the adoption process of the previous local plan, it would be inappropriate to re-designate the ADR sites as Green Belt at this point. This would clearly leave the District without any option for future growth. It is appropriate to prioritise the ADR sites through the LDF process in order to identify the most sustainable growth option.
- Savills Planning - wish to raise the availability of land to the west of Bromsgrove along side Perryfields Road and draw your attention to the document Savills Planning produced for the site and supplied to the Council in October 2004. This document explains the opportunities this site offers for the delivery of a school, a range of employment opportunities, housing and a wide range of community and transport benefits.
- Issue 2: Areas of development restraint - (King, Peter): Option 1 - these should generally be retained for long-term growth. Option 2 - if adequate land cannot be found without releasing some, those around Bromsgrove should be released first. Option 3 - consideration should be given to identifying ADRs in other villages.
- Harris Lamb, Chartered Surveyors - Issue 1: Location for Growth - We would support a strategy which identifies Bromsgrove as the principle settlement in which development should be accommodated but which also allocates development of appropriate scale to the higher order settlements, including Hagley, in order to provide for housing, employment, recreational and community needs. Hagley is a settlement with excellent transport links, support services and employment. It has ADR land and other land suitable for further development.

- Harris Lamb, Chartered Surveyors - Issue 2: Areas of Development Restraint - We support option 1. We do not necessarily agree that the ADRs around Bromsgrove should be released first. The phasing of release would depend upon the allocation of development throughout Bromsgrove and the strategic villages and higher order settlements. This may lead to a strategy whereby further brownfield land is identified in Bromsgrove and certain ADRs, such as those at Hagley are released to meet for the appropriate expansion of Hagley in the future. ADR's should form part of the long-term strategy for development in the Borough.
- Harris Lamb, Chartered Surveyors - Issue 3: Previously developed sites in the green belt - We do not believe that previously developed sites in the green belt are likely to play a significant part in the strategy for Bromsgrove District and in the absence of any known sites we believe that the settlement and development strategy should be based upon the release of appropriate sites in Bromsgrove and the higher order villages. We consider that this is likely to lead to the most sustainable patterns of land use and the creation of sustainable communities in line with the policy requirements of PPS1 and other national policy objectives regarding sustainability.
- Stansgate Planning Consultants - Issue 2, Option 1: It is essential that land is retained to meet future requirements and to provide certainty to land owners and developers. Given that the current ADRs have been fully tested by Inspectors at the Local Plan Inquiries, they remain the most appropriate sites for future development. The designations should therefore be maintained in the long run. Given that Bromsgrove is likely to use its ADRs faster than other settlements it may, in due course, be necessary to allocate additional sites there.
- Stansgate Planning Consultants - Issue 2, Option 2: It is unnecessary to prioritise their release so that those around Bromsgrove are developed first. It is essential that development can occur where needs arise and this form of prioritisation would prevent this from happening.
- Stansgate Planning Consultants - Issue 2, Option 3: It would be most appropriate to wait until the employment and housing requirements are known before determining which ADR sites can best meet those needs. It may be that only parts of sites prove to be the best way forward to meet local needs.
- Barton Willmore Planning - The 4th sentence of the introduction to Key Issue A implies that land removed from the Green Belt in the Local Plan is no longer suitable for development. We consider this misrepresents the position, as the RSS does not preclude development of ADR sites per se. For example, development of an ADR site could fulfil the RSS objective, of meeting local needs. We therefore consider this sentence should be deleted.
- Barton Willmore Planning - Within the 2nd paragraph under the "Local Context" sub-heading, the designation of Areas of Development Restraint (ADRs) as the location for future development is discredited. Whilst we

recognise the forthcoming Land Allocations document will deal with the details of land releases, we consider a more positive framework for the promotion of ADR sites should be progressed within the Core Strategy to allow appropriate release of these sites for future development. We would welcome the opportunity to meet with the Council to discuss our Client's interests in the District.

- Barton Willmore Planning - Issue 1: we support Option 2, but with exclusion of the reference of "limited to brownfield" from the objective as this does not recognise the future development potential of ADRs.
- Barton Willmore Planning - Issue 2: we support option 2, however we also consider that Wythall should be recognised as an appropriate location for development of ADR land.
- CB Richard Ellis Limited - Issue 1: The Regional Spatial Strategy (RSS) does identify Bromsgrove as an area that should generally only provide for local needs. However, the northern part of Bromsgrove District includes Longbridge and the former MG Rover site and it is necessary to also consider the wider needs of Birmingham, rather than taking an insular view of the District. The Area Action Plan proposed for Longbridge must take into account Regional demand factors, not just local needs of Bromsgrove District.
- CB Richard Ellis Limited - Issue 1: In terms of residential development, Paragraphs 31 and 32 of PPG3 set out a clear approach to the location of future development. A capacity based approach is outlined, with development being accommodated on previously developed sites wherever possible. Residential development in the District should therefore be located on previously developed sites in the urban area wherever possible.
- CB Richard Ellis Limited - Issue 1: PPS1 outlines the Government's commitment to implementing sustainable development through the planning system. The reuse of previously developed land is an important facet of sustainable development and employment development should therefore also be located in such locations where land is available.
- CB Richard Ellis Limited - Issue 1: It is important to consider Bromsgrove in the context of the wider West Midlands region, particularly given that the built up area of Birmingham extends into the District to the north. This part of the District is part of the Major Urban Area (MUA), as defined in the RSS and policies in the Core Strategy must take account of this. Policies CF1 and PA1 of the RSS specifically encourage housing and employment development in the MUAs.
- CB Richard Ellis Limited - Issue 2: The ADR land in the District should not be released until all other more sustainable locations have been used for development. Priority should be given to the reuse of previously developed sites in accordance with the sequential test set out in PPG3.

- CB Richard Ellis Limited - Issue 3: The reuse of previously developed sites in the urban area should only be permitted on previously developed sites in the Green Belt if those sites within the urban area have been exhausted. Sites within the urban area will always be more sustainable locations due to their proximity to jobs, services and public transport facilities.

Focus Group Comments:

- A key point that came out of the session was people were concerned that unrestricted growth would mean Bromsgrove would become a suburb of Birmingham. It was felt that it was very important to protect against this. The Lickey Hills form a natural barrier between Bromsgrove and Birmingham and needs to be maintained.
- Larger villages like Hagley have suffered from over development in the recent past, and cannot support any more growth. The infrastructure in Hagley is already under pressure.
- Growth should be concentrated on the urban area of Bromsgrove although other areas of the district should not be overlooked.
- There should be a sub-classification for Brownfield. Some sites are more suitable than others, i.e. old industrial sites may be acceptable for new development, whereas residential Brownfield, i.e. gardens may not be suitable for some forms of development.
- Any development should not be allowed to negatively change the character of an area.
- Concerns were expressed regarding the right kind of housing being supplied. There was debate over the location of affordable housing; whether it should be dispersed or clustered.
- There is a need for specific and robust policies about sites the Council feels are good for development, which would be able to withstand appeal.
- The idea of a finger of growth to Birmingham was not well accepted.
- Development needs to be located away from the main by-pass and not all in a tight area around Bromsgrove Town.
- There is a need for more employment sites in Bromsgrove to help stop commuting out of the district to work.
- Hagley, Alvechurch and Wythall need to be taken as separate case; the same situation does not apply to each settlement.
- With regards to ADRs (Areas of Development Restraint) the general consensus was that if they were to be released, it should begin with those

around Bromsgrove Town and the village ADRs should be for very long-term release.

- Between Droitwich and Bromsgrove there is a large area that could be outlined for employment use as it has excellent transport facilities.
- Regarding footprints in the greenbelt, it was felt that buildings of merit should be retained and reused, although it was noted that access could be an issue. Any reuse of the site would have to bear in mind that it was greenbelt. The sites should not be allowed to expand and a flexible policy would be sensible. They should be looked at on a site-by-site basis.
- Making sure that Bromsgrove does not become a suburb of Birmingham is a priority for the people of Bromsgrove.

List of Focus Group Attendees:

- 1) Mr Cawthen – Citizen’s Panel
- 2) Mrs ES Holmes – Citizen’s Panel
- 3) Mr Holmes – Citizen’s Panel
- 4) Dr Peter King – Parish Councillor
- 5) Councillor Scurrall – Bromsgrove District Council
- 6) Graham Brookfield – Bromsgrove District Council, Local Plans
- 7) Councillor Boswell – Bromsgrove District Council
- 8) Chris Bird – The Bird Trust
- 9) RW Brown – Parish Council
- 10) John Coldicott – Parish Councillor
- 11) Ron Hall – Parish Councillor

Key Issue B - Housing for Everyone

Issue 1 - Type of Housing

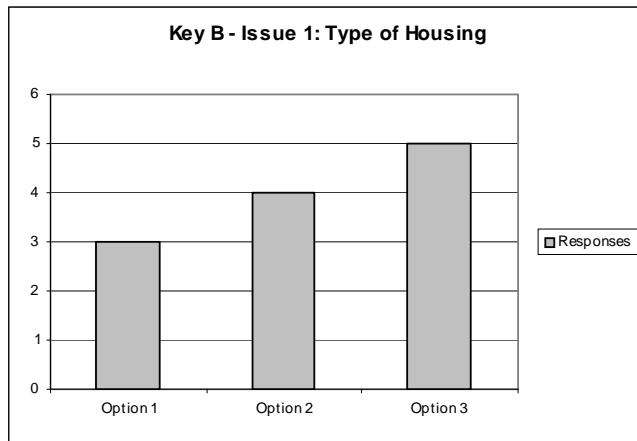
In the future what type of housing will be required in Bromsgrove?

Option 1 - Priority given to smaller dwellings but also ensure adequate family housing to support local schools and facilities.

Option 2 - More specialized housing for our ageing population.

Option 3 - Ensure all schemes have a needs assessment for the type of dwellings being proposed but against clear guidelines with respect to 1 and 2.

	Option 1	Option 2	Option 3
Responses	3	4	5



Issue 2 - Provision of Affordable Housing

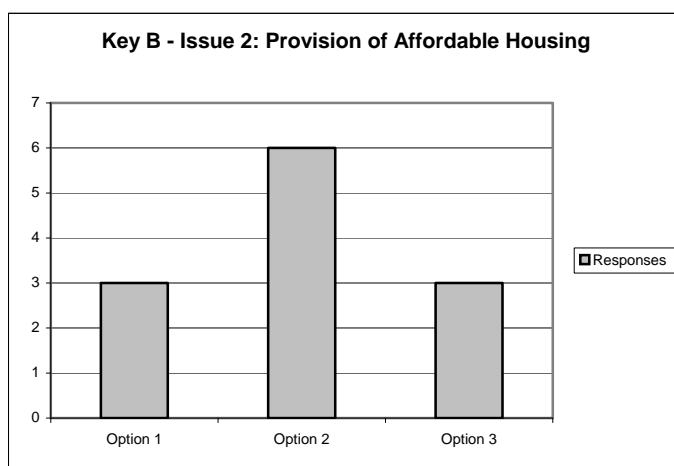
How should we ensure further affordable housing provision?

Option 1 - Allocate land for affordable housing particularly Council or County Council owned land including school and town centre sites.

Option 2 - Allow limited general housing on brownfield sites with a high level of affordable housing provision, ensuring mixed developments.

Option 3 - Use Green Belt land adjacent to villages and Bromsgrove Town including land removed from the Green Belt e.g. Areas of Development Restraint.

	Option 1	Option 2	Option 3
Responses	3	6	3



Issue 3 - Location of Affordable Housing

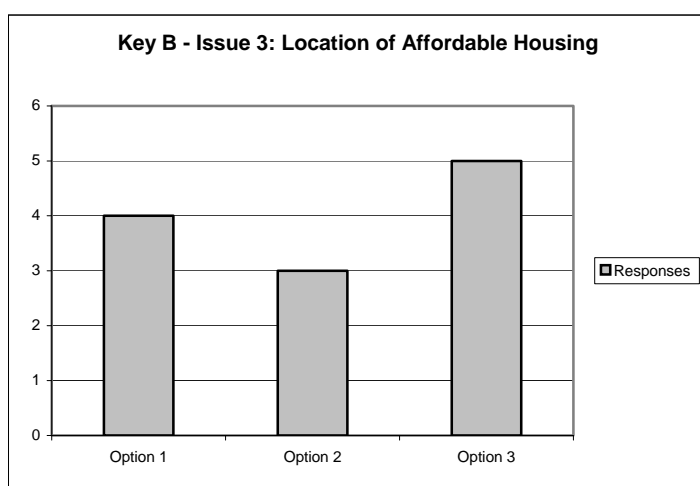
More affordable housing needs to be provided in the District. Where should it be located?

Option 1 - Mainly on brownfield sites in Bromsgrove Town as the District's largest settlement.

Option 2 - Concentrate adjacent to rural settlements to support rural schools and services.

Option 3 - Spread across the District.

	Option 1	Option 2	Option 3
Responses	4	3	5



Issue 4 - Supply of Housing

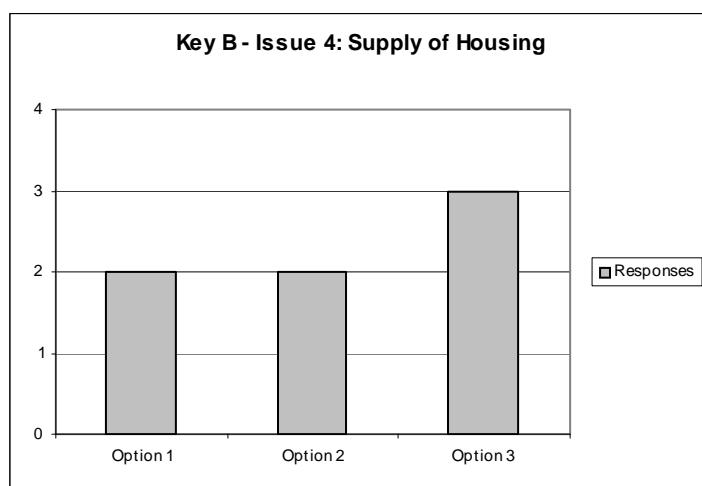
The Council is currently not allowing any new general market housing as enough houses have already been allowed in relation to requirements placed upon the District. In future should we continue to allow a modest but steady supply of housing or keep the restriction going and allow only affordable housing?

Option 1 - Allow no more general market housing but allow affordable housing and sheltered housing where a need has been identified.

Option 2 - Allow only conversions of redundant buildings outside the Green Belt and as part of mixed use schemes to support regeneration of Bromsgrove Town Centre.

Option 3 - Allow development on all brownfield sites below a certain size.

	Option 1	Option 2	Option 3
Responses	2	2	3



Comments:

- Too high density is / will be a major issue people need space to live - not on top of each other. Backland development should be stopped - building on houses in large gardens deprives the area of large houses and areas of character are lost.
- Ensure all housing is fully accessible to disabled.
- Local families who want to convert / reuse buildings in rural areas due to affordability (own land) should not be discriminated against. This supports their need for small households and older people. (Excessive and now sole building rights are with national building firms via ADR's).
- Issue 1: Type of housing - Pegasus Planning Group consider that none of the 3 options are an appropriate mechanism for considering the type of housing required in Bromsgrove. It is essential that the Local Planning Authority in their background work to the LDF undertake a housing needs assessment along with a detailed consideration of demographics in the District. This will provide an understanding of the needs in the District, which will inevitably show that a mix of types and tenures to meet the population is required.
- Issue 2: Provision of affordable housing - option 3 of using Green Belt land adjacent to villages and Bromsgrove town seems a useful way of ensuring that affordable housing provision is met in the District. (Pegasus Planning Group).
- Issue 3: Location of affordable housing - Option 2 of concentrating affordable housing adjacent to rural settlements to support rural schools and services would help meet local housing needs in the rural areas in accordance with RSS11.
- Issue 4: Supply of housing - Pegasus Planning Group considers that none of the 3 options put forward by the Authority are in accordance with Government guidance and regional policy. In particular it is considered that it is essential for the Authority to allow open market housing to meet needs to

2001, 2016 and preferably 2021. This is consistent with advice contained in PPG12 and the Planning Statement of Keith Hill both of which require plans to provide for housing needs for a period of at least 10 years beyond the adoption date of any plan. Indeed the ODPM Consultation Paper entitled “Planning for Housing Provision” sets out a proposed change to extend the plan horizon to 15 years with a 5 year supply of housing land rolled forward as land is developed in line with plans.

- English Heritage: An emerging issue that is of concern to English Heritage at a national and regional level is the potentially damaging effects of the intensification of housing development within areas typically characterised by lower densities. Whilst English Heritage supports efficient use of land, they recommend that all future housing provision (affordable and general market) should seek to safeguard and respect an area’s existing character. One possibility to help deliver this could be the requirement for a character assessment to be submitted as part of any planning application.
- Shire Consulting: The title is misleading - not everyone in the District will be able to or afford to live there. The options are also misleading - issue 1 is not one that the public can answer unless they happen to be experts in demography and in the operation of the housing market. The options only seem to relate to new housing, taking no account of the housing market operating within the vast majority of the supply contained in the existing stock, over which the Council has no control at all. Issue 4 asks a question and sets out the options, but completely fails to explain the consequences of the actions set out.
- Environment Agency: While the Agency supports the redevelopment of brownfield sites as contributing to sustainable development, the Agency would advise on the requirement for a risk assessment on potentially contaminated sites in line with the revised PPS23 November 2004.
- Harris Lamb, Chartered Surveyors - Issue 1: Type of Housing - We consider that a range of housing should be provided. The provision of units for small households should be met in the housing mix provided on individual sites but we also believe it is important to provide a range of medium and large family housing in order to ensure that there are sufficient houses for the needs of families as they grow and develop in the area. This will help to provide support for local facilities, including schools. We also agree that the needs of special housing groups should be met, particularly the aged. This may take the form of specialist accommodation and care facilities.
- Harris Lamb, Chartered Surveyors - Issue 2: Provision of affordable housing - Although the housing needs of the district may be met to 2011 the Plan will need to take on board development requirements beyond that period and will need to show how future supply of needs up to ten years will be met. In this context affordable housing needs may have to be met as proportion of market housing sites. However, we also agree that some ADR land on the edge of existing settlements could help to meet local needs provision in conjunction with an element of market provision. In this context ADR land does have a

role to fulfil in providing for these housing needs. In terms of Hagley we have identified 2 areas that could accommodate further development. These areas are HAG2 and land off Pinewood Avenue.

- Harris Lamb, Chartered Surveyors - Issue 4: Supply of Housing - We believe that in the future the Council should provide a modest and regular supply of housing in order to provide support for local facilities and the local economy. Such provision should also allow for the provision of affordable housing and other special needs housing such as sheltered housing, care homes, etc. This should also take place on a mixture of brownfield and Greenfield sites in order to ensure that there is appropriate provision in the higher order villages where brownfield sites are in less plentiful supply. In this context the choice of sites and villages with high sustainability ratings, such as Hagley, which has bus and rail connections as well as a good range of local facilities, will be important.
- JJ Gallagher Ltd - Issue 2: Development of affordable housing should be spread throughout housing District-wide. Areas of Development Restraint are appropriate locations for schemes including affordable housing and should be given priority in areas of identified need. They should also be used in preference to taking further land out of the Green Belt to provide for housing.
- JJ Gallagher Ltd - Issue 4: None of the three options appear to ensure a steady supply of market as well as affordable housing. Option 3 is supported insofar as there is no overriding need to restrict small brownfield sites from being redeveloped. A restriction on this level of activity can lead to local problems associated with vacant sites.
- Barton Willmore Planning - Issue 1: We would support a policy that would seek a mix of all dwelling sizes and types appropriate to each site.
- Barton Willmore Planning - Issue 2: We consider that option 3 is the most appropriate, however it should be recognised that this affordable housing should be supported by market housing in the context of the need for mixed communities.
- Barton Willmore Planning - Issue 4: We do not support any of the options outlined within Issue 4. We consider that each site should be considered on its individual merits.
- CB Richard Ellis Limited - Issue 1: A balanced supply of housing should be provided in the District including smaller dwellings and family housing.
- CB Richard Ellis Limited - Issue 2: General housing should be allowed on brownfield sites incorporating, where appropriate, a proportion of affordable housing to ensure mixed developments. It is essential to maintain a steady supply of land for open market housing in order to maintain the supply of new affordable housing.

- CB Richard Ellis Limited - Issue 3: The location of affordable housing should be subject to the same tests as open market housing. Paragraphs 31 and 32 of PPG3 set out a clear approach to the location of future development. A capacity based approach is outlined, with development being accommodated on previously developed sites wherever possible. All residential development in the District, including affordable housing, should therefore be located on previously developed sites in the urban area wherever possible.
- CB Richard Ellis Limited - Issue 4: Paragraph 33 of PPG3 states that local authorities should manage the release of housing sites in order to control the pattern and speed of urban growth. The continuation of the moratorium on residential development will have a serious impact on the housing market in the District. The affordability of housing in the Borough will be severely reduced, as will the supply of new affordable housing provided as an element of new residential development. This is against the fundamental aims of National Planning Policy.
- CB Richard Ellis Limited - Issue 4: A shortage of houses and the consequent lack of affordability have been recognised as a national issue, particularly since the publication of the 'Barker Review' and it is therefore taking an insular view of the District to further restrict housing supply through an extension of the moratorium. When the review of housing figures at a regional level has been completed, the Council should then aim to provide a steady supply of housing over the duration of the Core Strategy, in line with Government guidance.

Focus Group Comments:

- Live-work units should be encouraged but it is important to consider the impact certain types of units may have on their surroundings.
- General demographic and family structure are changing, therefore the housing being provided needs to change accordingly.
- Mixed-use developments need to be encouraged.
- Housing units need to be flexible and have the ability to extend or adapt.
- Villages in the district are losing their young people due to a lack of affordable housing in those areas. Young people want to stay in these areas but very often it is not an option for them.
- It was generally felt smaller dwellings need to be provided in order to give young people a better chance at accessing them. It was recognised by the group a mix of young and old people were needed in each area.
- We have an ageing population which needs to be catered for, specialist housing for the elderly must be provided to meet this need i.e. sheltered accommodation and housing could be converted to meet the needs of older people.

- The Local Authority need to work with the developer from an early stage in order to make sure the right kind of housing is provided.
- The importance of housing needs assessments was stressed so we can meet the needs of the future.
- Regarding the lack of affordable housing in villages it was felt provision should be based on local needs.
- Older people need to be encouraged to move out of large family homes, in order to free up more properties for families who need them.
- Several possibilities were explored regarding supplying housing such as pre-fabricated housing, and a range of tenures.
- It was agreed that land is a key issue in Bromsgrove.
- The possibility of changes to section 106 agreements were considered making developers provide a higher percentage of affordable housing in developments. There was group support for the idea of a lift in the moratorium on market housing if it would enable more affordable housing development.

List of Focus Group Attendees:

- 1) Andy Coel – Bromsgrove District Council, Housing
- 2) Paul Crysell – Bromsgrove District Council, Local Plans
- 3) Mr H Clarke – Citizen's Panel
- 4) Elaine Mortimore – Bromsgrove Youth Homelessness Forum
- 5) Tony Lowry – Bromsgrove District Housing Trust
- 6) Rob Pusey – Servite Housing
- 7) Amanda Glennie – Bromsgrove District Council, Housing
- 8) Councillor Gall – Bromsgrove District Council
- 9) Representative from Charford Multi Agency Resource Centre

Key Issue C - Rural Life

Issue 1 - Access to services in rural areas

How should we ensure our villages contain a range of essential services?

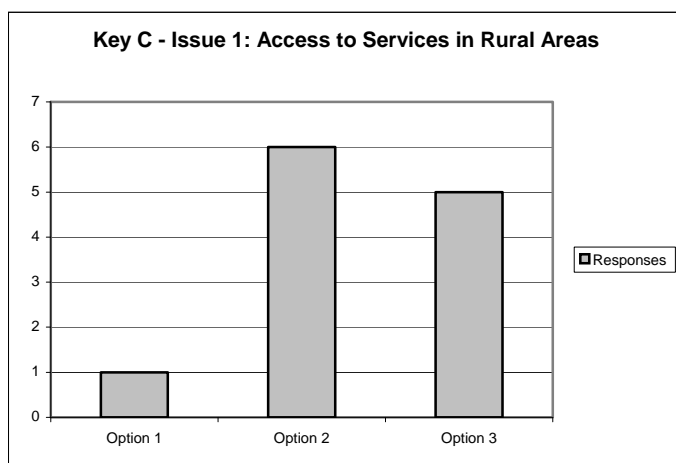
Option 1 - Resist change of use of all existing facilities in villages.

Option 2 - Identify mixed-use village centres for local services.

Option 3 - Locate key services in the main settlements and improve transport links.

	Option 1	Option 2	Option 3
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Responses	1	6	5
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Issue 2 - Village growth

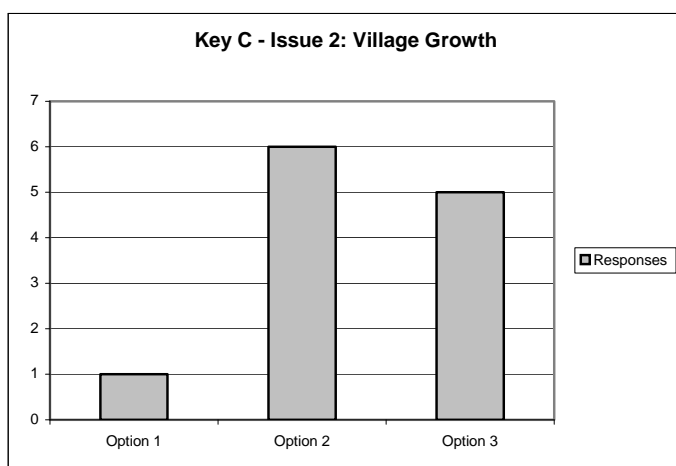
Should we allow villages to expand?

Option 1 - Only allow affordable housing for identified local needs.

Option 2 - Consider characteristics of village and supporting infrastructure before allowing new development.

Option 3 - Allow a wider mix of housing in rural locations to ensure essential facilities are maintained or become viable.

	Option 1	Option 2	Option 3
Responses	1	6	5



Issue 3 - Supporting the rural economy

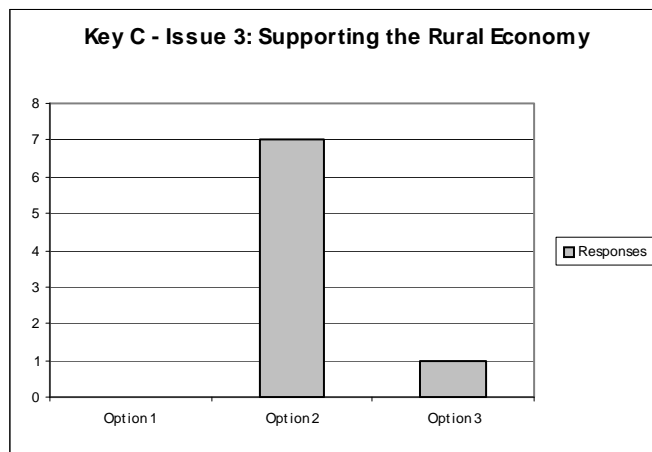
How should we support businesses in rural areas?

Option 1 - Only allow conversion of rural buildings to employment use.

Option 2 - Allow limited extension of any existing businesses within villages with adequate infrastructure.

Option 3 - Only allow agricultural related industries in rural areas and support the relocation of other business to the main settlements.

	Option 1	Option 2	Option 3
Responses	0	7	1



Issue 4 - Getting about without a car in rural areas

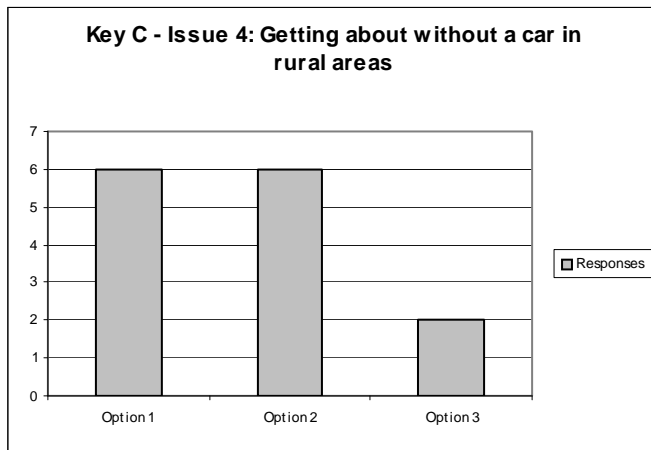
Accessibility is an issue in rural areas, how can we improve access to services?

Option 1 - Ensure villages have a range of facilities.

Option 2 - Support improved transport links to the main service centres like Bromsgrove Town.

Option 3 - Provide a balance of the above options with only limited facilities in villages.

	Option 1	Option 2	Option 3
Responses	6	6	2



Comments:

- Allow the conversion of building for local families who require affordable housing for their children and rise of buildings for homework / offices for I.T. No additional commuting and supporting rural village life.
- Ensure that community transport is supported financially and used as much as possible.
- I live in Lickey End, arguably not a village but transport links only recently restored. Post Office has gone, and only one local shop plus Esso Garage.
- Issue 1: Access to services in rural areas - Pegasus Planning Group consider option 2 of identifying mixed-use village centres for local services is the most sustainable way to ensure that the villages contain a range of essential services.
- Issue 2: Village growth - Pegasus Planning Group considered that options 1 and 2 are not in accordance with RSS policies CF2 and RR1, it is considered that there is no need to have a restriction on the type of houses that will be provided for in rural areas. Option 3 is therefore the option that accords with RSS11 that allows for a wider mix of housing in rural locations to ensure essential facilities are maintained or become viable.
- English Heritage: welcomes the recognition given in the document to the important role of the historic environment in contributing to the character and quality of the District's rural settlements and wider countryside. English Heritage also supports the need to ensure that future development safeguards and enhances the historic environment throughout the District's rural areas and settlements. With regard to the issue of village growth, English Heritage suggest that all development should take into account the character of a settlement as well as wider aspects such as local housing needs and available infrastructure. With respect to issue 3 and the conversion of rural buildings, English Heritage generally recommends that where the original use of a historic rural building is redundant or no longer viable, conversion to employment use is usually preferable over residential use since the latter

typically involves more significant changes to the historic or architectural fabric of a building.

- Public transport should be supported in all areas, but should not necessarily be focused only on Bromsgrove. The logical place for residents of Hagley and Clent to do their major shopping is Merry Hill, Stourbridge, or Kidderminster, not Bromsgrove, since all are much closer. Similarly Boeley will no doubt look towards Redditch, and Wythall towards Solihull or Birmingham. It is important that passenger transport authorities should be required to provide services that cross their boundaries as well as those operating within them.
- Harris Lamb, Chartered Surveyors - Issue 2: Village Growth - We consider that the key settlements, including large villages with a full range of facilities such as Hagley should be allowed to expand in order to provide support for these facilities and to cater for the needs of the local population, particularly where these populations have access to higher order centres via public transport including rail. This would mean that settlements such as Hagley should be allowed to accommodate further development.
- Harris Lamb, Chartered Surveyors - Issue 3: Supporting the rural economy - We believe that the options identified are unnecessarily restrictive and will not allow the creation of new businesses. We would support the provision of new floor space to allow for the expansion needs of existing business and the set up of new businesses which may benefit from village/rural locations and which can contribute to the overall economy of the district. In Hagley, this could take place as part of HAG2 or as an extension to Hagley Mews.
- Harris Lamb, Chartered Surveyors - Issue 4: Getting about without a car in rural areas - We support the general concept that the higher order settlements should be allowed to expand naturally. This ensures that facilities are both maintained and increased thereby increasing accessibility of these facilities to local residents. This would help to cut down the use of private vehicles and help to sustain rural transport and services.
- CB Richard Ellis Limited - Issue 2: The growth of villages should be restricted as this is contrary to the sequential approach outlined in PPG3. Housing and employment development should be directed towards previously developed sites within the main urban areas of the District.
- CB Richard Ellis Limited - Issue 3: Option 1 ('Only allow conversion of rural buildings to employment use') is fundamentally flawed, in light of guidance in PPS7. Paragraph 17 states that: "Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Planning authorities should therefore set out in LDDs their policy criteria for permitting the countryside for economic, residential and any other purposes, including mixed uses." It is clear therefore that rural buildings should be reused for a variety of uses in order to promote the most sustainable form of development. Residential development often generates less traffic than employment and is therefore more sustainable.

Focus Group Comments:

- A lot of smaller villages have already lost many facilities, but it was seen important to salvage any facilities remaining in villages.
- The public transport provision in rural areas is generally felt to be very poor, although it is acknowledged the services are currently very underused.
- An important point raised was rural villages are increasingly becoming residential areas. Increasing numbers of people now live in the country but continue to work in urban areas. This leaves the area dormant for much of the time.
- A way for keeping services viable in rural areas would be to increase the population; subsequently more housing in rural areas would also be needed.
- Any new housing would need to be of mixed tenure, and type to cater for a range of people. Affordable housing would help emerging local families stay in villages, and not be priced out of the market.
- For the services, which still exist in villages, it is important to resist change of use.
- It is felt that farming is the core of rural areas and needs to be assisted whenever possible. Rural diversification should be encouraged in order to ensure the success of these areas. Possibilities could include tourism and recreational uses.
- The Local Authority needs to engage with the Parish Councils more often in order to better understand the rural community. The importance of Parish Plans and Village Design Statements was noted.
- In order to consider the future of villages consulting young people was a necessity.

List of Focus Group Attendees:

- 1) Graham Brookfield – Bromsgrove District Council, Planning
- 2) Les Farren – Citizen's Panel
- 3) John Cutler – Citizen's Panel
- 4) Ron Rand – Citizen's Panel
- 5) John Colidcott – Parish Council
- 6) John Harris – Parish Council

Key Issue D - The Local Economy and Creating Jobs

Issue 1 - The future of the Bromsgrove economy

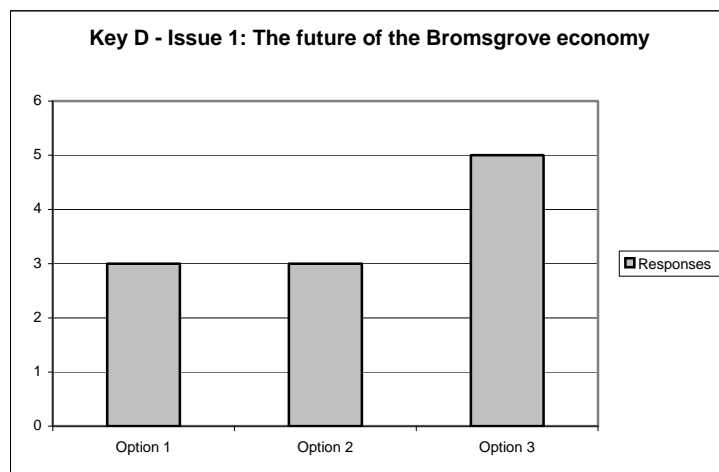
Bromsgrove has a high incidence of commuting out of the district to work. Should we concentrate the local economy on service industries to support the growing commuter population and encourage tourists or should we try to diversify our economy and attract new high technology industries?

Option 1 - Increased emphasis on service industries to support a growing population and promote tourism, i.e. Shops, restaurants, leisure and tourist facilities.

Option 2 - Develop business parks to encourage new high technology and other industries.

Option 3 - Keep the balance as it is with a mixture of economies.

	Option 1	Option 2	Option 3
Responses	3	3	5



Issue 2 - Location of new employment opportunities

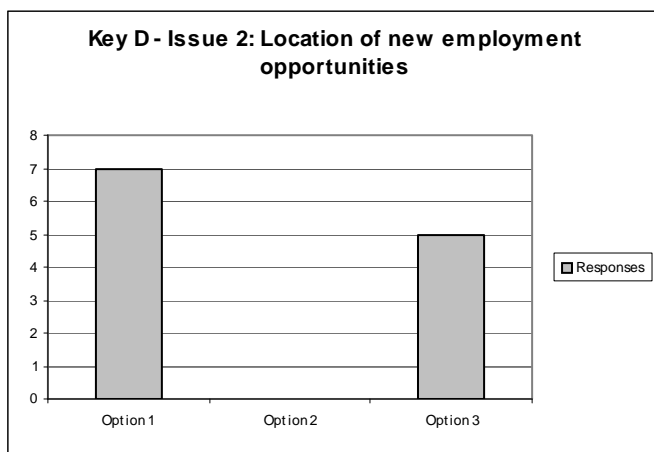
If required where should new employment land be generally located?

Option 1 - Small areas of employment within main settlements (i.e. Bromsgrove, Hagley, Rubery) to support starter businesses and small-scale local firms.

Option 2 - Balance provision in Bromsgrove Town by developing large business parks on greenfield ADR sites to west of Bromsgrove (land removed from the greenbelt for future development needs).

Option 3 - Redevelop and extend existing sites to southeast and south of Bromsgrove.

	Option 1	Option 2	Option 3
Responses	7	0	5



Issue 3 - The Rural Economy

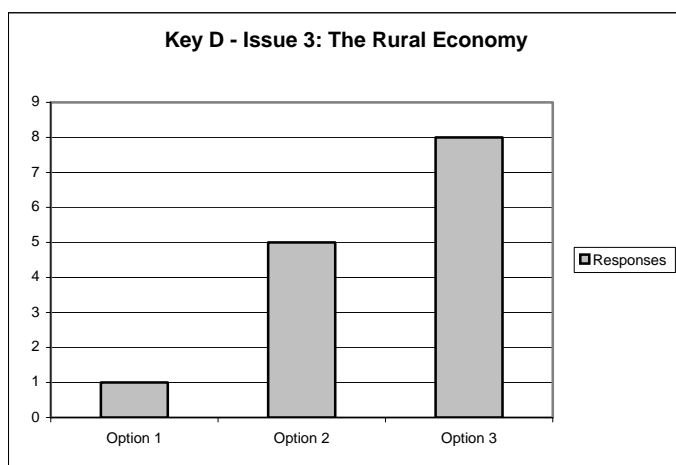
How should our rural economy be developed?

Option 1 - Concentrate on Green Belt compatible businesses based around existing farming activities, tourism and leisure.

Option 2 - Encourage reuse of rural buildings to provide small-scale office accommodation.

Option 3 - Encourage new business to locate in main settlements but still continue to support existing businesses in the rural areas.

	Option 1	Option 2	Option 3
Responses	1	5	8



Issue 4 - Reuse of redundant employment sites

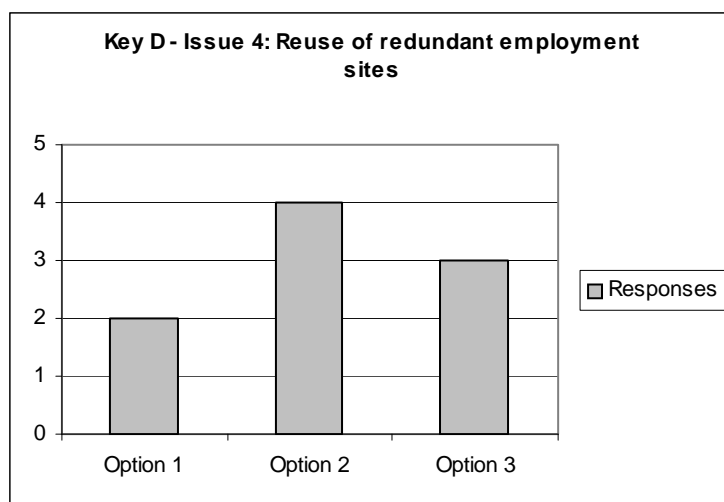
Occasionally large employment sites become available for reuse. How does the Council best look to reuse these sites?

Option 1 - Retain sites for traditional employment uses only.

Option 2 - Promote a mix of employment generating activities (e.g. Tourism, retail).

Option 3 - Consider reuse for non-employment uses.

	Option 1	Option 2	Option 3
Responses	2	4	3



Comments:

- The road infrastructure is already over whelmed and careful consideration should be given before opening up new areas of development.
- Support home working in rural areas with the reuse of buildings for office I.T. jobs for local families keeping villages alive with no additional commuting.
- Issue 1: The future of Bromsgrove economy - Pegasus Planning Group consider that to try and correct the imbalance and reduce the daily flow of population to other employment centres which is unsustainable it will be important to develop business parks to encourage new high technology and other industries. Industries with higher paid jobs need to be encouraged to stay or locate in the District. Accordingly, option 2 is considered to be the most sustainable option set out in the document.
- Issue 4: Reuse of redundant employment sites - Pegasus Planning Group - in accordance with revisions to PPG3 the Local Planning Authority should consider favourably planning applications for housing or mixed use developments which concern land allocated for industrial or commercial use, or redundant land or buildings in industrial commercial use that is no longer needed for such use.
- English Heritage: As a general comment on the location of new employment opportunities, consideration should also be given to opportunities for the reuse and adaptation of vacant or underused buildings within the main settlements to help promote new business growth as well as support wider regeneration objectives. This will also serve to conserve and enhance wider regeneration

objectives. This will also serve to conserve and enhance the character and distinctiveness of the District's settlements.

- Shire Consulting: Key Issue D highlights the conflicts inherent in the RSS and the potential implications for Bromsgrove. Whilst housing growth is restricted, Bromsgrove is encouraged to provide for economic growth as part of the Central Technology Belt within the designated High Technology Corridors. Whilst the latter may be aimed at redressing the daily commuting out of the District and will hopefully bring economic growth and increased prosperity for Bromsgrove, if this is not matched by housing growth it is more likely to result in increased house prices in the District. This has the potential to actually maintain long commuting distances, as those who cannot afford to live in Bromsgrove have to commute into the District in order to work.
- Longbridge (at Cofton Hackett) should continue to be designated as employment land, or largely so. The possibility of seeking further employment sites in locations with good road links in or near Bromsgrove should not be ruled out. (King, Peter).
- CB Richard Ellis Limited - Issue 2: The options put forward in respect of this question do not take into consideration that an Area Action plan for the MG Rover site is likely to provide for significant amounts of new employment development. The redevelopment of the Longbridge site effectively creates the opportunity to provide modern employment space, in a location supported in Regional guidance. Although the majority of the site falls within the jurisdiction of Birmingham City Council, its impact on the demand and supply of employment land in Bromsgrove cannot be ignored in the Core Strategy.
- CB Richard Ellis Limited - Issue 2: It is noted in the Issues & Options paper that unemployment in the District is low at only 2.1%. It is therefore questionable whether it is necessary to provide for large amounts of employment land and, given the contribution of the Longbridge site, it should not be necessary to release ADR land in the District.
- CB Richard Ellis Limited - Issue 4: The most appropriate use for redundant employment sites depends upon a number of factors and must be decided on a site-by-site basis. The size and location of the site are important factors. Those sites in sustainable locations within the urban area are likely to be suitable for a range of uses including residential.
- CB Richard Ellis Limited - Issue 4: Paragraph 42a of PPG3 makes it clear that it is not appropriate to retain large areas redundant employment land where it is no longer needed. Given the national shortage of new housing land, it is recognised that often, such sites would be more appropriately developed for residential. The Council should take account of this guidance when formulating the core strategy.

Focus Group Comments:

- Some of Bromsgrove's key assets are the location of the district, and the transport links. Transport is one of the key issues when considering the location of industry.
- We want to attract high value added types of employment to the district.
- It is important to have a mix of jobs and industries in the area. There is a definite need for diversification and adaptability.
- It was felt that we should not focus too heavily on the service industry, as it may not be a safe growth area.
- We need to be flexible in what we are prepared to do.
- We need to promote Bromsgrove as an attractive place to live and work. In order to do this it is important Bromsgrove remains separate from Birmingham. We should be looking to work with a variety of partners to promote Bromsgrove as an attractive location.
- Transport links regarding roads are excellent but public transport is poor. This situation needs to be addressed, as it is bad for business.
- It was felt that there was not much scope for industry to locate in the bigger villages.
- The idea of having mixed use developments was met with approval, as was the idea of encouraging people working from home.
- Complimentary businesses should be attracted to the area i.e. businesses that when located together will enable each other.
- The Rover site was discussed but it was seen that a long-term strategy would have to be used regarding the site and the unemployment problem the closure had caused was a different issue to this.
- Regarding the location of employment sites it was felt that there should be less protection over the greenbelt and that the first choice for employment sites should be the key motorway junctions in the district to allow easy access for lorries.
- Regarding the economy in rural areas the importance of farming was noted, and the need for farmers to get incomes from other areas now was recognised. It was also noted, the difficulty of encouraging old rural businesses alongside new rural uses.

List Of Focus Group Attendees:

- 1) Peter Michael – Bromsgrove District Council, Economic Development
- 2) Christopher Harvey – Chamber of Commerce

- 3) Dean Attwell – Oakland International
- 4) John Blackhall – Complete Design Partnership
- 5) Sue Bailey – Gough Allen Stanley
- 6) Avril Wood – Bromsgrove District Council, Economic Development
- 7) Graham Brookfield – Bromsgrove District Council, Local Plans
- 8) Andrew Sneath – Roboshark Inventor

Key Issue E - Shopping & Bromsgrove Town Centre

Issue 1 - The role of Bromsgrove town centre

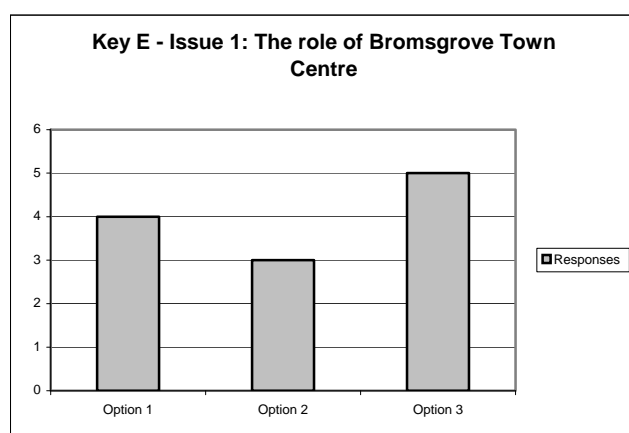
What should be the future role of Bromsgrove Town Centre?

Option 1 - Promote its expansion so as to compete with other centres like Redditch and Kidderminster.

Option 2 - Promote it as a specialist shopping location to attract tourists.

Option 3 - Promote modest expansion to serve local needs.

	Option 1	Option 2	Option 3
Responses	4	3	5



Issue 2 - The future of Bromsgrove town centre

What uses should we try and provide for in Bromsgrove Town Centre?

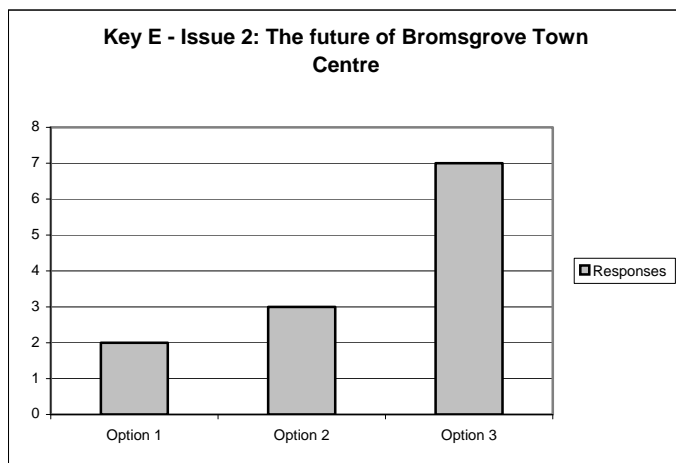
Option 1 - Increased shopping opportunities and larger stores.

Option 2 - More emphasis on providing for the leisure needs of local people (pubs, restaurants, etc).

Option 3 - A mix of uses with shopping being the main use.

	Option 1	Option 2	Option 3
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Responses	2	3	7
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Issue 3 - The role of other local centres

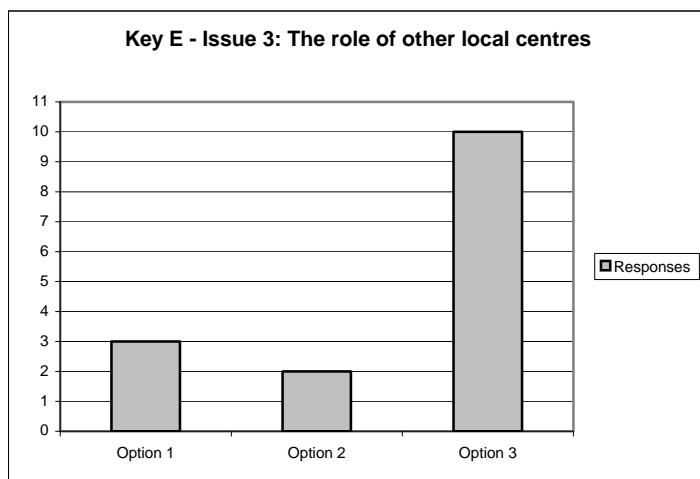
How should we ensure the viability of other local shopping centres (Alvechurch, Barnt Green, Catshill, Aston Fields, Hagley, Rubery and Wythall)?

Option 1 - Keep local shopping centres only for retail uses.

Option 2 - More emphasis on providing for the leisure needs of local people (pubs, restaurants, etc).

Option 3 - A mix of uses with shopping being the main use.

	Option 1	Option 2	Option 3
Responses	3	2	10



Comments:

- When thinking where to shop Bromsgrove is never considered. The shops are poor quality and unattractive.
- Visitors from Belfast! This summer were spat upon by youths on the roof of the old co-op (next to Threshers) when they went in the early evening, to buy some wine. They found Bromsgrove High Street an unsettling place to be at this time. I would love to be able to eat out in Bromsgrove, but there are no restaurants, and the High Street is scary.
- Ensure that a shop mobility scheme is set up for disabled people and those with mobility problems. Make sure all shops etc. are accessible.
- Issue 1: The role of Bromsgrove town centre - Bromsgrove town centre should continue to be the main centre in the hierarchy within the District offering a wide range of shopping, tourist and leisure facilities to support local people as well as the wider population.
- Issue 2: The future of Bromsgrove town centre - Pegasus Planning Group consider that Bromsgrove town centre should provide for a mix of uses including shopping and leisure with retail being the main use.
- English Heritage: Retaining and enhancing the distinctive character of Bromsgrove town centre should be a key consideration in determining its future role and planning.
- Shire Consulting: This section recognises the existing hierarchy of shopping facilities within the region and it would be unrealistic to imagine that Bromsgrove can compete with other established centres. Whilst shopping will continue to be an important activity, any proposals for the town centre should include policies fostering a mix of uses including leisure uses as a means of stimulating the evening economy and residential development to support the regeneration of Bromsgrove town centre.
- National Farmers' Union (Paul Tame) - The final local development framework should not forget about farm shops, which can be a valuable form of farm diversification.
- Wm Morrison Supermarkets plc - the Council should identify a hierarchy of centres within the District, define the extent of those centres and identify their respective primary shopping areas. In this regard, it would be appropriate to identify the Morrisons store at Brunsford Park Road as a District Centre.
- Wm Morrison Supermarkets plc - New retail development should be accommodated on appropriate sites to meet the Districts needs in a sustainable

manner, in accordance with a sequential approach to site selection, to meet the aims and objectives of PPS1, PPS6 and PPG13.

- Wm Morrison Supermarket plc - Whilst it is acknowledged that Bromsgrove is the main settlement and largest urban area in the District, and should thus be the focus for larger-scale development, it is noted that the District includes other smaller settlements such as Alvechurch, Rubery, Barnt Green, Wythall and Hagley. It is considered appropriate that new retail development to meet identified needs should also be directed to these smaller settlements of a scale appropriate to meet their needs to encourage sustainability and reduce the need to travel.
- Barton Wilmore Planning - Issue 3: We would support both options 2 and 3, as the need to provide a wide range of services is essential to a viable centre. We also consider it should be recognised that new housing would support the viability.

Focus Group Comments:

- The general view was that it is important for Bromsgrove to maintain a market town. We looked at possible ways to enhance this feature such as more regular markets on the High Street.
- Living above shops in the High Street was discussed and how it should be promoted.
- It was agreed that the town centre needed a face-lift. In order to encourage people to come in to the town to shop we have to make the area pleasant. The High Street especially needs to be revitalised.
- The possibility for greater evening activity in the town centre including later shop opening times was discussed. The town centre appears to close once the shops do; having more places to eat in the town centre could change this situation. This would bring more activity to the area after the hours of 9am-5pm.
- With activities such as mail ordering and Internet purchasing on the increase, it was seen as important that the shopping experience be made as easy and as pleasant as possible. We now have to work to entice people to come into the town.
- It was recognised that Bromsgrove Town Centre was often unpleasant at night and people felt very unsafe at certain times. To combat this there needs to be a wider cross-section of people coming into the town at night.
- It was felt that Bromsgrove may have 'missed the boat' regarding attracting larger stores to the area and we should therefore focus on attracting smaller, more specialist shops.

- It was felt that Bromsgrove was lacking in a 'café culture' and this was something that should be encouraged. More café / bars would be supported but not more pubs.
- It was noted that we should be thinking about the future and we should put a ten to fifteen year strategy in place and think long-term about how we tackle town centre issues.
- Bromsgrove is surrounded by successful town centres. We need to work out what it is that Bromsgrove has which is unique.
- There is support for special events in the town centre to encourage people in.
- It is felt that the town centre is lacking regarding leisure and recreation facilities and this is something that needs to be improved. Other activities, not just shopping, need to be considered.
- An idea put forward for the market hall site was a market food store and lunchtime café / bars.
- The issue of car parking was raised. The current system does not encourage people to stay in the town and makes shopping a stressful experience. If a pay on foot scheme was introduced it may encourage people stay in the town centre longer and would be more user-friendly.

List of Focus Group Attendees:

- 1) Anita Mears – BROMARK
- 2) Karen Philips – BROMARK
- 3) Peter Michael – Bromsgrove District Council, Economic Development
- 4) John Blackhall – Complete Design Partnership
- 5) Mike Dunphy – Bromsgrove District Council, Local PLans
- 6) Councillor Shannon – Bromsgrove District Council
- 7) Michelle Wright – Gough Allen Stanley
- 8) Andrew Sneath – Roboshark Creator
- 9) Mr Cawthen – Citizen's Panel

Key Issue F - Learning, Leisure and Improving Health

Issue 1 - Provision of open space and green areas

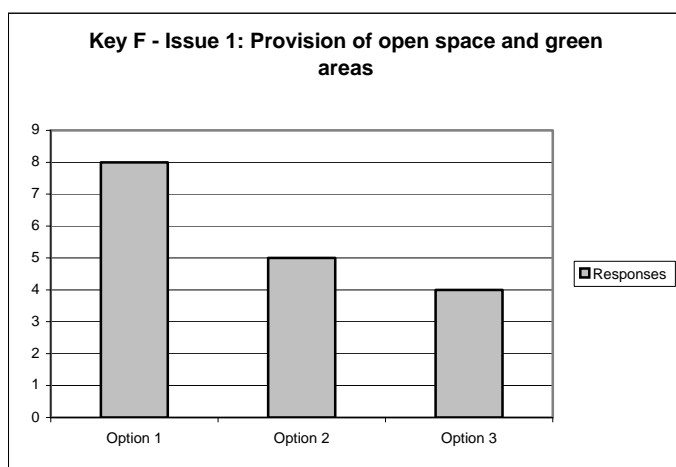
We need to protect existing open spaces for the benefit of the whole community and seek to where appropriate improve or provide new areas of open space.

Option 1 - Target poorly provided wards and parishes in the District.

Option 2 - Prioritise improvement of larger areas and their expansion.

Option 3 - Provide a larger number of smaller easily accessible areas.

	Option 1	Option 2	Option 3
Responses	8	5	4



Issue 2 - Provision of health facilities

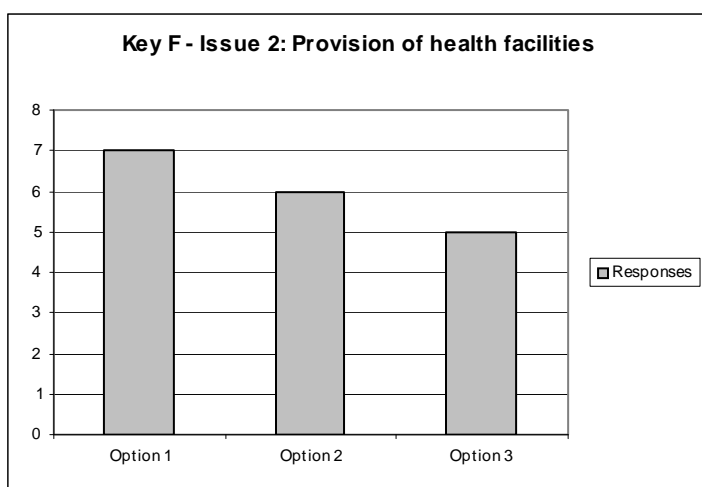
Where should health facilities be located?

Option 1 - Safeguard key accessible sites for future health service provision.

Option 2 - Seek the enhancement of existing key health service sites.

Option 3 - Maintain existing facilities.

	Option 1	Option 2	Option 3
Responses	7	6	5



Comments:

- What we need is a large leisure centre with all of the sports encompassed. At the moment we have a small swimming baths with a few facilities, which is very poor for a town as large as ours. With new schools on the horizon, this is desperately needed.
- Tree planting should be expanded to counter noise and air pollution in addition to hedge and shrubs to encourage wildlife.
- Harris Lamb, Chartered Surveyors - We agree that key facilities should be protected and, where suitable, enhanced. However, in some cases it may be necessary to identify new sites and in this context the ADR sites in the villages may be capable of supporting new development in association with other uses, providing a mixed use solution.

Focus Group Comments:

- It was felt that regarding the provision of open space and green areas all options were important. We need to be targeting poorly provided areas, improving larger areas and providing a large number of small accessible areas.
- We need to provide a mix of strategically placed large parks as well as pocket parks in deprived areas.
- The group felt that parks needed to be of a certain quality in order for them to be of value and it was noted that often this could only be achieved through size.
- It was felt that there was no point in having just mowed areas. People, especially children, needed something to do on open space sites.
- It was noted that a lack of open spaces would be to the detriment of people's health and a lack of activity for children can lead to anti-social behaviour.
- The new schools were generally seen as an excellent opportunity to integrate more leisure and community facilities into the area. It was felt quite strongly that current leisure facility provision in the district was inadequate, especially the lack of all weather pitches.
- The importance of consulting people to find out what they wanted for their area was emphasised. This was seen as particularly important regarding children and young people. It was felt that they should be involved through methods such as the Student Voice. This would allow us to provide the kinds of facilities that people would want to use.
- The need for a variety of different types of open and green space was noted in order to provide for a variety of needs.

- In the district there is a problem of under provision in many of the wards. In order to combat this more areas need to be identified that have the potential to be developed.
- The need to work in partnerships with a variety of stakeholders in order to achieve our goals was highlighted.
- A key issue that came out of the discussion on the subject of health was the need for people to have a GP who was easily accessible. It was generally felt that this was not the case for many people who live in rural areas.
- It is considered that inequalities in health care are getting worse and that it is important to ensure that no one is excluded from having adequate health care.
- It is important that we safeguard key sites for future health service provision and undertake an assessment of current facilities to make sure they are being used and are correctly located.
- The implications of new development on health care provision needs to be taken into account.

List Of Focus Group Attendees:

- 1) Phil McTague – South Bromsgrove High School
- 2) Jules Evans – British Junior Chamber, Patient Forum
- 3) Tony Turpin – Avoncroft Arts Society
- 4) Mr Hall – Citizen’s Panel
- 5) Rob Heard – Bromsgrove District Council, Recreation
- 6) Dr K Isaac Henry – Romsley Parish Council
- 7) Councillor Doyle – Bromsgrove District Council
- 8) Karen Crees – Primary Care Trust
- 9) Rep from Padstowe
- 10) Graham Brookfield – Bromsgrove District Council, Local Plans

Key Issue G - A Safe and Well Designed Environment

Issue 1 - Safer Communities

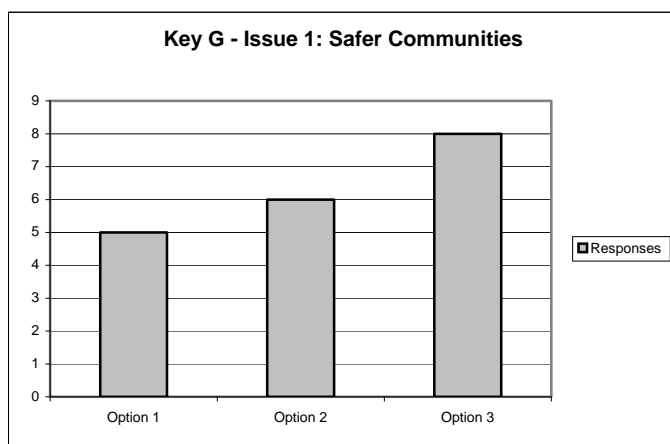
Planning has a role to play in ensuring safer communities. How can we do this?

Option 1 - Improve lighting in both urban and rural areas.

Option 2 - Seek dispersal of nighttime entertainment uses (i.e. Pubs, clubs, restaurants).

Option 3 - Promote designing out crime initiatives.

	Option 1	Option 2	Option 3
Responses	5	6	8



Issue 2 - A better designed local environment

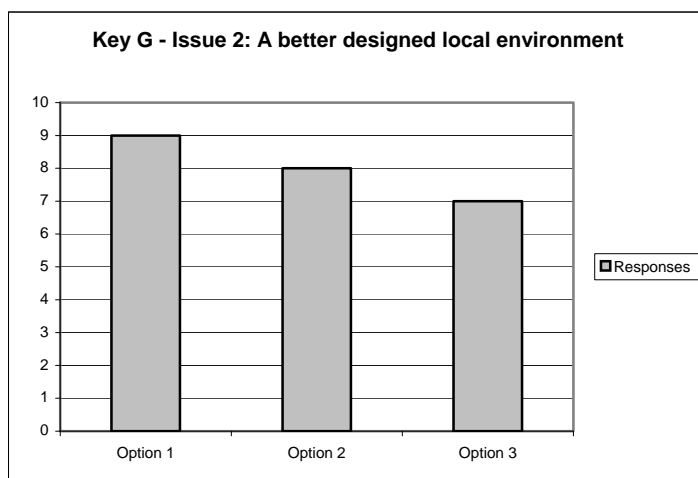
Planning is a key to better designed buildings, streets and towns. How can we promote better design?

Option 1 - Reduce conflict between car users and pedestrians through better design.

Option 2 - Produce enhancement schemes for key locations and promote designs that reflect local character.

Option 3 - Reduce signage and clutter in streets.

	Option 1	Option 2	Option 3
Responses	9	8	7



Comments:

- Enforce litter laws, improve hedge cutting. Clean up footpaths if you mean to encourage walking and visitors. At present, most footpaths in the Norton area are a disgrace in maintenance and rubbish lying about, plus the foliage has completely covered some, so we have to walk in the road.
- English Heritage: welcomes the prominence given to the importance of promoting good design in all new development in terms of its contribution to sustainable development and protecting local distinctiveness. In view of the interrelationship between good design and the historic environment, English Heritage recommend that any design policy framework set out in the Core Strategy incorporate specific cross-references to the historic environment. With regard to issue 2, option 3 on reducing signage and clutter in streets, a useful source of information and advice is English Heritage's recently published guidance manual, 'Streets for All'.
- Issue 1: Safer Communities - Option 1: Peter King is not convinced that much more lighting is needed and is concerned about light pollution. Option 2: Pubs and restaurants that open for the current licensing hours present no great problem in most areas. However night clubs and similar establishments that remain open much later should be located in town centres or other areas where noise and rowdiness at closing time will not disturb residents.
- Issue 2: A better designed local environment - Peter King: excess signage on roads is to be discouraged. When the Highway Authority needs to put up a new sign, all too often the possibility of putting a further sign on an existing pole does not seem to be considered.

Focus Group Comments:

- There are problems of vandalism in the district. PC Baker informed us that vandalism could be combated through the use of different building materials.
- Home zones (play streets) such as those in Holland were greeted with an enthusiastic response. It was noted that it should be important to put the pedestrian first.
- Concerns were raised about the dispersal of night-time activities.
- Gated communities were not seen as an adequate response to the problems of crime.
- Bins need to be adjacent to schools to combat the problem of litter.
- Often the wrong kind and too much lighting are provided in rural areas.
- Manchester City Council have created a policy regarding 'secure by design' it was suggested that Bromsgrove could do something similar.

- As regards to night-time activities, taxis need to be easily accessible and in the right location.
- It was felt that if people were proud of their area and it was viewed as a nice place to live then vandalism and graffiti would not be a problem.
- It was noted that generally Bromsgrove is a very safe place to live but the fear of crime was much greater than actual crime rates.
- Police would like to be consulted regarding materials used in any developments that occur in the district.
- If young people could be more involved in the planning system and planning for their area then they may be more proud of it and less likely to vandalise and cause crime.
- Areas should be identified as gateway sites with their potential maximised i.e. key access points to the town.

List of Focus Group Attendees:

- 1) PC Stan Baker – West Mercia Police
- 2) Mr Fenton – Member of the Public
- 3) Dan Bulmer – Bromsgrove District Council, Urban Design
- 4) Mrs Dale – Citizen's Panel
- 5) Graham Reddie – Bromsgrove Society
- 6) Councillor Peters – Bromsgrove District Council
- 7) Mr Sturrock – Citizen's Panel
- 8) Mrs Sturrock – Citizen's Panel
- 9) John Berry – Redditch Borough Council
- 10) Sandra Hill – Padstowe
- 11) Paul Crysell – Bromsgrove District Council, Planning

Key Issue H - Our Natural Environment

Issue 1 - The green belt and our rural environment

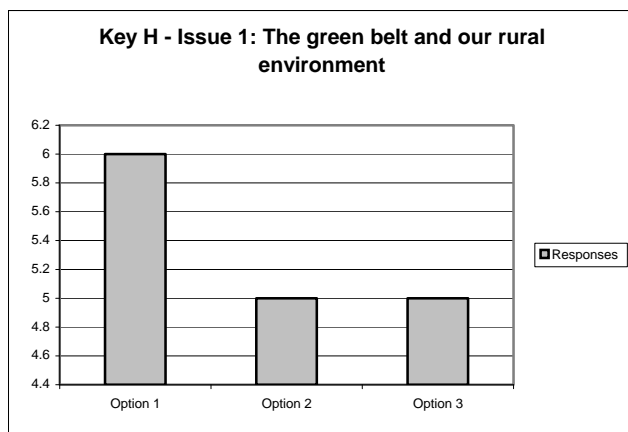
We need to protect our rural environment, especially the Green Belt as a rich source of natural biodiversity.

Option 1 - Critically assess the impact of developments acceptable in the Green Belt on the natural environment.

Option 2 - Restrict disruptive outdoor leisure uses in rural areas.

Option 3 - Prioritise the protection of the natural environment above social and economic objectives.

	Option 1	Option 2	Option 3
Responses	6	5	5



Issue 2 - Flooding and water run-off

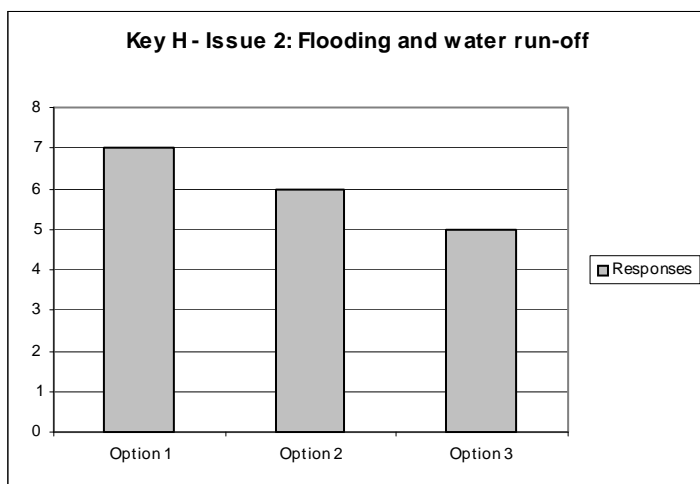
We need to protect our existing watercourses and reduce harm caused by flooding especially flooding resulting from development and an increase in run-off.

Option 1 - Require all new developments have sustainable drainage systems.

Option 2 - Promote buffer zones around watercourses.

Option 3 - Encourage schemes that minimises water run-off.

	Option 1	Option 2	Option 3
Responses	7	6	5



Comments:

- More planning regulations regarding quad bike racing and other noisy sports.
- Concreting over, block paving over drives - too much run-off into watercourses.
- Recognition and promotion of green corridors into and out of towns and city of Birmingham.
- Sign up for active promotion and biodiversity action plans and extensive woodland management.
- Increase tree planning, hedge and shrub planting.
- English Heritage: In considering the Green Belt and the District's rural environment and the potential impacts of future development, the 'environment' should be interpreted in a holistic way and the historic environment considered in conjunction with the natural environment.
- Issue 1 - Shire Consulting: Green Belt policy is set out in PPG2 and is currently one of the few national planning policies that are reasonably clear. Despite this there is much misunderstanding of green belt by the public and it does not assist clear understanding when established policy is presented as "options" 1 & 2. Furthermore, "option" 3 is not Government Policy as the planning system is expected to balance environmental, social and economic objectives rather than give priority to environmental protection, other than in particular locations such as an NNR or an SSSI.
- Issue 2 - Shire Consulting: the options are not mutually exclusive and can all be appropriate depending on the circumstances. However, the public should be made aware that because of the reluctance of Local Authorities and Water Companies to adopt sustainable drainage systems, the burden of maintenance would fall upon owners of the development, including householders, if the requirement in option 1 is pursued.
- National Farmers' Union (Paul Tame) - The Council should not go for option 3 in issue 1 because sustainability principles in this country do not prioritise the environment over social and economic objectives.
- English Nature - The first sentence of paragraph 4 of Local Context is not correct and should read: 'Currently there are 14 separate Sites of Special Scientific Interest (SSSIs). The last sentence of paragraph 4 of Local Context should read: 'The creation, protection and enhancement of...'
- English Nature - Under Local Context, the loss of quality and range of habitats is mentioned as an issue, but this has not been flagged up as an issue

with options. Are there other issues, highlighted in the Bromsgrove District BAP, which could be included? Is there scope for Bromsgrove District Council to put forward a site as a Local Nature Reserve? It should also be borne in mind that biodiversity is not restricted to rural areas and should also be protected and enhanced in urban environments.

- Issue 1: Green belt and rural environment - Peter King: Option 1: Preservation of the natural environment is important. Wherever it is feasible, it should be preserved in conjunction with social and economic objectives, but occasionally it will be necessary to resolve a conflict in favour of development. Where that happens, some countervailing improvement should be sought elsewhere. Option 3: LDF should contain a policy that ancient woods that have been converted to coniferous plantations should revert to broad-leaved woodland of native species. Peter King appreciates that this is a matter over which there is little planning control, but feels the target should nevertheless be expressed.
- Issue 2: Flooding - Peter King: Option 1: Land in flood plains should be used as public open space, or remain in agricultural use. There should be no need to build in floodplains. Floodplains flood naturally and should be allowed to do so. Interference with the natural means of disposing of heavy rain should not be permitted. Option 2: As most of the district lies on the head-waters of various catchments, flooding ought not to be a severe problem. It may be better to identify particular locations where there is a risk of flooding and develop site specific policies for them, rather than any general one for the whole district, other than that developments may be liable to flooding should not be permitted. Option 3: New developments should have soakways to absorb their run off as far as possible, and run off should generally be minimised.
- Harris Lamb, Chartered Surveyors - We note the reference to the need to protect the rural environment, including the green belt as a rich source of natural bio-diversity. We believe that this approach is misguided since the green belt is not designated for either natural landscape or biodiversity reasons. It is in fact a policy tool designated to control the spread of settlements and to assist with urban regeneration of the major urban areas in the region. We believe that the Strategy in respect of protection of the natural environment needs to be rethought and that the green belt should not be used as a tool in this context.

Focus Group Comments:

- The importance of geodiversity was raised. Bromsgrove is an excellent area for geodiversity and PPS 9 (Planning Policy Statement 9) has increased its importance. County Councils are about to undertake Geodiversity Actions Plans (GAPs) in much the same style as Biodiversity Action Plans (BAPs).
- In respect of Issue 1, 'the green belt and our rural environment', we must assess the impact of development on the green belt.

- Regarding Issue 1, Option 3, prioritising the natural environment over achieving economic and social goals, was not seen as the best approach. The idea behind sustainability is that the three are equally important. The point was also made that the three do not have to be mutually exclusive and one does not have to be achieved at the expense of the others.
- The need for socially important developments in the Green Belt, such as affordable housing, was recognised as important.
- It was generally felt that the two issues were very narrow but important areas. It was suggested that there should have been more than the two issues put forward. Biodiversity and Geodiversity were seen as issues that need a policy in the Core Strategy. It was felt that green belt policy alone does not adequately protect biodiversity.
- It was suggested that there be a continuing dialogue with the Council about RIGSs (Regionally Important Geological and Geomorphological Sites), SWS (Special Wildlife Sites) and SSSIs (Sites of Special Scientific Interest) so that they can be properly protected.
- The idea was put forward that we should put more pressure on developers to give something back, especially when developing in the Green Belt. It was felt that this could be achieved by making sure any new developments were considerate of the environment through the provision of sustainable drainage systems, solar panels and habitat creation etc.
- A policy being included in the Core Strategy on the subject of flooding and water run-off was supported. It was seen that all options were important but rather than just encourage the schemes, we should require them through policies.
- It was also felt that there should be a policy regarding the maintenance and improvement water resources, ground water protection zones and watercourses. In Bromsgrove most of our streams are spring fed, it is therefore vital that we make sure our water table gets replenished.
- The issue of disruptive leisure pursuits was also raised. Activities such as quad bike racing go on in the district, often in green belt areas. It was felt that there needed to be an adequate balance between recreation and the protection of the green belt and natural environment.
- There was also support for working in partnership with other environmental agencies to link up initiatives. It was also seen as a positive idea to have a link to an education policy, so encouraging children to learn through the environment.
- The point was also raised that although greenbelt policy did not do enough to protect biodiversity and the environment on it's own, it is important that it

remains strict as we need to protect the wider environment and not just the special sites.

- The issue of light pollution was also discussed. Excessive light pollution has negative affects ranging from, lowering levels of melatonin in humans, killing insects, leaves not dropping and a reduction in the visibility of stars. It was seen as important by the group that we attempt to reduce extraneous light whenever possible.

List Of Focus Group Attendees:

- 1) Dr Peter Oliver – Hereford and Worcester Earth Heritage Trust
- 2) Christopher J Baddiley – Campaign for Dark Skies
- 3) Judith Casey – Lickey and Blackwell Parish Council
- 4) Mr Sturrock – Citizen’s Panel
- 5) Mrs Sturrock – Citizen’s Panel
- 6) Don Prust – Catshill Village Meadow
- 7) Helen Sharman – Worcestershire Biodiversity Partnership
- 8) Hilary Berry – Environment Agency
- 9) Steve Bloomfield – Worcestershire Wildlife Trust
- 10) Councillor Selway – BDC, Friends of the Earth, CPRE
- 11) Andy Bucklitch – BDC, Woodland Officer
- 12) Graham Brookfield – BDC, Planning

Key Issue I - Getting Around

Issue 1 - Reducing the need to travel

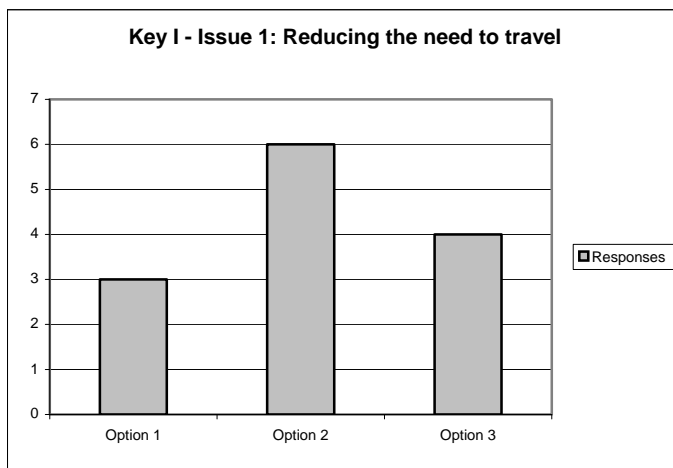
Reducing the need to travel is a key part of ensuring access for all of the community.

Option 1 - Locate jobs and houses together.

Option 2 - Ensure better access to everyday facilities.

Option 3 - Encourage more working from home and live-work units.

	Option 1	Option 2	Option 3
Responses	3	6	4



Issue 2 - Transport options in rural areas

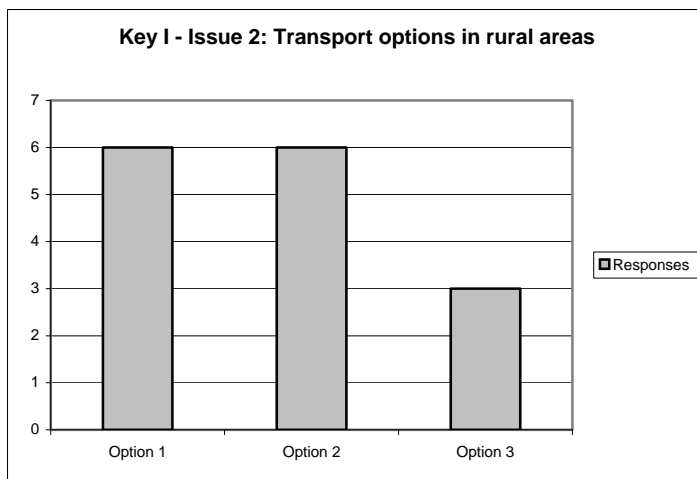
It is recognised that the car often provides the most convenient and comfortable door to door means of travel and for many rural residents there is at present little real alternative.

Option 1 - Ensure better access to major service centres like Bromsgrove Town.

Option 2 - Seek the retention of essential rural facilities.

Option 3 - Seek to locate services in larger village service centres.

	Option 1	Option 2	Option 3
Responses	6	6	3



Issue 3 - Improving public transport options

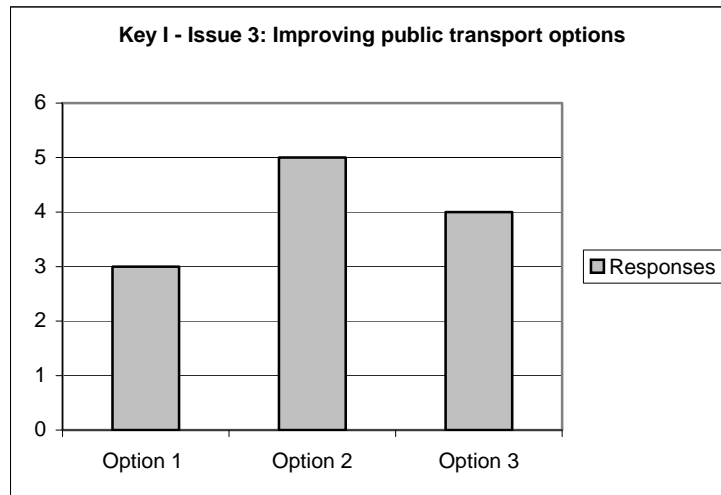
As part of a development proposal, measures to encourage and facilitate the use of public transport can be investigated.

Option 1 - Require green travel plans for all new major developments.

Option 2 - Target key public transport interchanges for new development.

Option 3 - Improve facilities at public transport sites.

	Option 1	Option 2	Option 3
Responses	3	5	4



Issue 4 - Cycling, walking and motorcycling

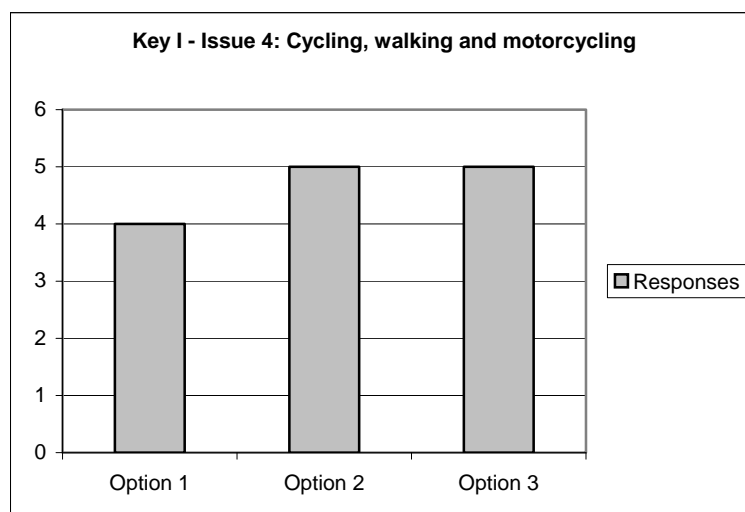
Cycling and walking are the most sustainable modes of travel for short journeys. For longer journeys the motorcycle is seen as a more sustainable alternative than car use.

Option 1 - Require new developments contain cycling and motor cycling facilities and improved pedestrian access.

Option 2 - Enhance existing facilities within and between settlements.

Option 3 - Ensure better linkages between new developments.

	Option 1	Option 2	Option 3
Responses	4	5	5



Comments:

- Getting around schools is always difficult caused by traffic coming into the area from outside areas. People living around schools cannot move during arrival and departure times. More effort should be made to reduce/stagger arrival and departure traffic.
- Share byways between cycles and pedestrians and upgrade them. Create bus/rail and car/rail easy interchanges, e.g. circular bus route around Bromsgrove improved parking at station. Upgrade the station and have more trains stop.
- Harris Lamb, Chartered Surveyors - Issue 2: Transport options in rural areas - Agree that the location of services in larger village service centres can help to assist with transport options. In this case Hagley provides bus and rail links for local residents and its natural hinterland and development here should be supported.
- Ensure transport problems for the disabled and those with mobility difficulties are met by providing access to trains at the station, wheelchair accessible taxis, and help fund community transport.
- Issue 2: Transport options in rural areas - Pegasus Planning Group: In order to meet the needs of local residents in rural areas and try and reduce dependence on the private car it is important to seek the retention of essential rural facilities. Paragraph 41 of PPG13 states that in remote locations well away from large urban areas, local authorities should focus most development comprising jobs, shopping, leisure and services in or near to local service centres, to help ensure it is served by public transport and provides some potential for access by walking and cycling.
- Issue 3: Improving public transport options - Pegasus Planning Group: In accordance with Paragraph 74 of PPG13, it is considered that in preparing the development plan Bromsgrove District Council should adopt the following measures in respect of improving public transport:
 - Identify the key routes for bus improvements and priority measures, and the measures that will be taken
 - Ensure, so far as is practicable, that traffic management measures do not impede the effectiveness of public transport services.
 - Explore the potential, and identify any proposals, for improving rail travel.
 - Identify the potential for improved interchange between different transport services and between public transport and walking and cycling.

- Negotiate for improvements as part of development proposals, in order to reduce the need to travel by car and the level of parking at such sites.
 - Work with transport operators and other organisations to improve personal security across the whole journey.
- Issue 4: Cycling, walking and motorcycling - Pegasus Planning Group: In accordance with Paragraphs 76 and 79 of PPG13 it is considered that in preparing the development plan Bromsgrove should pay particular attention to the design, location and access arrangements of new development to help promote walking and cycling.
 - JJ Gallagher Ltd - In terms of transport policy and the ultimate goal of sustainability it is considered that all the options in issues 1, 2, 3 and 4 are sustainable objectives that should be aimed for. None of the options are mutually exclusive and all should be considered in development control policies.
 - Barton Willmore Planning - Issue 3: we consider key public transport interchanges should be targeted for development (option 2). In particular, development near to railway stations has the potential to be highly sustainable. Park and Ride facilities can also support sustainable development in such locations.
 - CB Richard Ellis Limited - Issue 1 & 2: In line with Government guidance in PPS1 and PPG13, it is more sustainable to locate houses, jobs and service in close proximity. This reduces the need for travel, particularly by car, and improves social inclusivity. The Core Strategy should therefore encourage mixed use development and focus development around major transport nodes.

Focus Group Comments:

- Transport issues are often a great concern for the elderly. It is important the elderly people in rural areas always have some form of transport. The benefits of a community transport system were highlighted.
- We should encourage live-work units through the planning system in order to reduce the need to travel.
- The promotion of local centres with key facilities would help to reduce people's need to travel.
- It was felt any planned large-scale development should have a transport assessment and green travel plans.
- Accessibility mapping for key services such as health care needs to become part of the LDF process and planning applications.

- The issue regarding the district's self-sufficiency was raised. It was felt this was an important issue to address.
- The routes between Bromsgrove and Birmingham (M42 and A38) are some of the busiest in the county. These roads are very congested therefore it is very important to promote the public transport routes between the two settlements.
- There was support for the idea of villages retaining essential facilities, reducing the need to travel. Many of the villages are losing their essential services.
- It was noted transport needed to be maintained in rural areas. A specific issue regarding transport in rural areas was access to employment. Young people in rural areas can find it difficult to access employment because of poor transport links.
- Regarding Issue 2 - transport options in rural areas, all the options; retention of facilities, public transport links to major settlements, having services in larger village service centres, were important but may be difficult to achieve.
- There was support for employers to draw up green travel plans outlining ways in which employees could use public transport, cycling, or walking to get to work. On this point it was noted that monitoring of the green travel plans and making sure they are enforced was vital to their success. It was felt we should give employers incentives to make travel plans work.
- There was also a great deal of support for Park and Ride Schemes. The example of a very successful scheme in Worcester was cited.
- The problems faced by disabled people when using public transport were also explored. Bromsgrove train station is inaccessible to wheelchair users, and there are no wheelchair accessible taxis in the District.
- Other issues raised included the distance from the train station to the town centre, and the poor quality of Bromsgrove Bus Station.

List of Focus Group Attendees:

- 1) Rebecca Mayman – Wyre Forest District Council
- 2) Robert Anchor – Citizen's Panel
- 3) Peter Brown – Centro
- 4) Councillor Boswell – Bromsgrove District Council
- 5) John Seddon – Worcestershire County Council, Transport
- 6) Anne Crossland – Bromsgrove Access Group
- 7) Paul Crysell – Bromsgrove District Council, Local Plans

Key Issue J - Preserving the past

Issue 1 - Designating and enhancing conservation areas

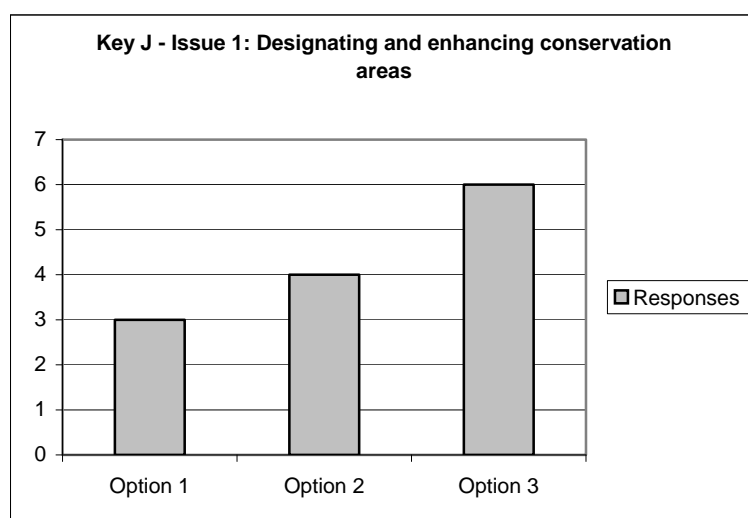
The District has 10 conservation Areas. Do we need more or should we enhance the existing areas first?

Option 1 - Seek to designate new Conservation Areas as a priority.

Option 2 - Seek enhancement of existing areas before designating new ones.

Option 3 - Take action first in areas where the threat to the historic environment is greatest.

	Option 1	Option 2	Option 3
Responses	3	4	6



Issue 2 - Protecting locally important buildings

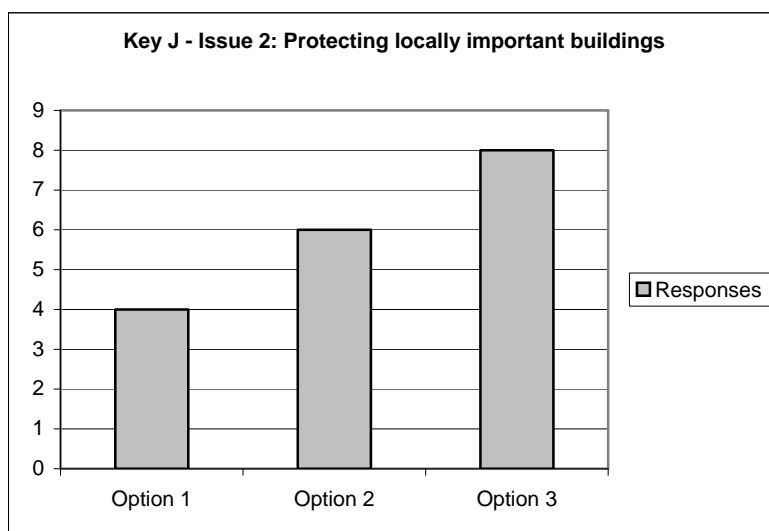
The District has many locally important buildings that are unsuitable for full national listing. We need to ensure these locally important buildings are protected.

Option 1 - Produce a list of only historic locally important buildings.

Option 2 - Prioritise action to protect locally important buildings that are not currently within Conservation Areas.

Option 3 - Ensure policy encourages viable reuse of locally important buildings.

	Option 1	Option 2	Option 3
Responses	4	6	8



Comments:

- Issue 1: Designating and enhancing Conservation Areas - Pegasus Planning Group: In accordance with Paragraph 4.3 of PPG25, local planning authorities have under Section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. It is considered that Bromsgrove should take account of advice contained in this document that suggests that in considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest.
- Issue 2: Protecting locally important buildings - Pegasus Planning Group: It is important that Bromsgrove District Council takes account of advice contained at Paragraph 6.16 of PPG15 if they are considering formulating a local list. This states that it is open to local planning authorities to draw up lists of locally important buildings and to formulate local plan policies for their protection through normal development control procedures. It is important that policies should make clear that such buildings do not enjoy the full protection of statutory listing. It is considered that the policy should encourage the viable reuse of locally important buildings.
- English Heritage: welcomes the inclusion of a specific issues paper on the District's historic environment as part of the consultation. The issues document gives a good historic environment as part of the consultation, social and economic benefits of the historic environment and the importance of protecting and enhancing the District's historic heritage. English Heritage recommend that this is followed through with a specific policy on the historic environment as part of the Core Strategy, in addition to cross-references in general policy framework would be supported by a more detailed set of general development control policies for the range of designated and non designated historic assets.

- Issue 1: Designating and enhancing conservation areas - English Heritage suggest that in view of the new BVPI on conservation areas the priority should be to review the District's existing designated areas in conjunction with preparing up-to-date conservation area appraisals and management/enhancement proposals.
- Issue 2: Protecting locally important buildings - English Heritage supports the general aims of the three options given under issue 2, although the preparation of a local list in the first instance would help to deliver the other options.
- National Farmers' Union (Paul Tame) - On issue 1 why should the Council designate more and/or larger conservation areas? Surely action should be taken where there is a proven problem as in option 3, not just blanket designation for the sake of it. On issue 2 the statement in bold letters appears to be listing by another name. If buildings do not meet the listing criteria they should not be listed by the back door to satisfy the views of those with an historical interest.
- Issue 1: Conservation Areas - Peter King: Option 1: New conservation areas should be designated - useful policy to prevent inappropriate new development that is out of character with the area. Option 3: Action should be taken first in any area under particular threat, but this should not prevent action on a wider front too.
- Issue 2: Locally important buildings - Peter King: Option 1 & 2: Local listing is to be welcomed. The priority for this should be those outside Conservation Areas (which are thus not otherwise protected), and perhaps those outside the Greenbelt (since they are at greater risk of being subject to development). Option 3: Such buildings should be retained, if necessary being adapted to a new use wherever possible.

Focus Group Comments:

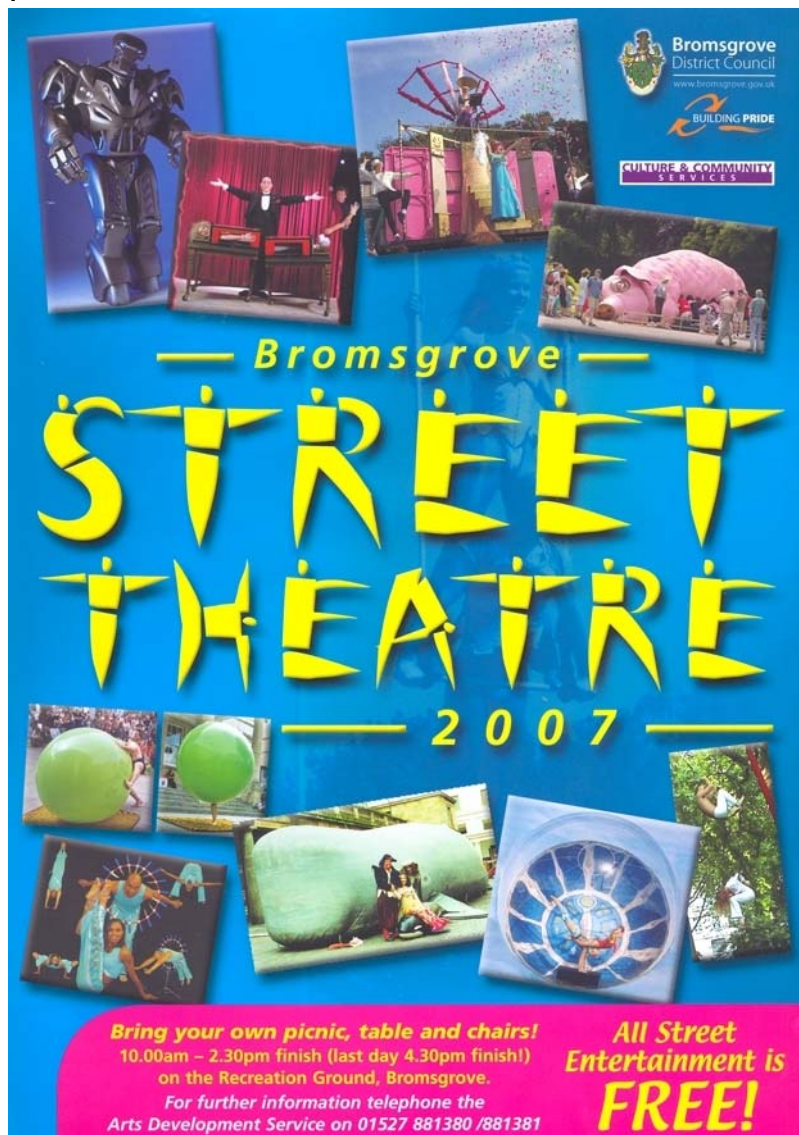
- It was noted that new buildings could enhance the character of an area as long as the right materials were used. This can often be better than a pastiche of an old building.
- Some of the buildings that are put forward for the local list may be suitable for statutory listing.
- The group felt it was important that buildings of architectural importance be on the local list along-side buildings of historic interest.
- We were informed about a survey that will soon be conducted along the Worcestershire Birmingham Canal in order to identify its historic character. The possibility of the Council using this information was raised.
- It was noted that there are various candidates for new conservation areas, however resource issues must be considered when designating new areas.

- The possibility of working with local groups and history societies was raised in order to address resource problems.
- It was noted that there are limited resources regarding conservation and we cannot always do everything we would like to do. The group felt that due to the situation it was most important to act when an area was under threat. However, only taking action when an area was under threat could lead to the bigger picture being missed. The idea of putting a statement of intention forward was discussed.
- There was a general feeling of endorsement for taking the approach that was outlined in the guidance. (1)
- It was generally felt that more should be done to make sure conservation areas are adequately maintained.

(1) *Heritage Link: 'Local Development Frameworks – A Guide for heritage groups'*

Appendix 9

Street Theatre flyer and BDC stand 2007



Wonderful Wednesdays!

Enjoy five fantastic, fun filled Wednesdays in August on the Recreation Ground. As well as the must-see headline acts, you and your children can also enjoy a variety of other activities and performances including children's artwork, circus skills workshops, face and mendhi painting, hair braiding, rural crafts and much more.....

The fun starts at 10 am with the main performances at 10.30 am, 11.30 am, 12.30 pm and 1.30 pm, finishing at 2.30 pm (last day 4.30 pm finish!)

Bromsgrove STREET THEATRE 2007

All Street Entertainment is FREE!

Recreation Ground - Next to Asda. Bring your own picnic, table and chairs!

Wednesday 1st August



Scott and Muriel - Two by Two: Scott is a crazy inventor. His latest creation is a black box that folds out into a complete stage, handy for doing an illusion show wherever he might happen to be. It's got everything! Electric curtains, lights, music... However, like all of his inventions, there are a few bugs to work out... Still, the show must go on. But from the opening illusion when his assistant comes to life, to her taking over the show and sawing someone from the audience in two, no one (including Scott) has any idea what's going to happen next!

Wednesday 8th August



Cyberstein Productions - Robot Titan: A high tech robot utilising the "Jet Buggy" self-contained mobile platform, complete with on board sound system, lighting and smoke effects. Using the same "shock and awe" tactics as Cyberstein, this 8ft tall, fully articulated, interactive walkabout entertainment Robot will leave audiences wondering how do they do that?

Circo Rum Ba Ba -

Whale Show:

Spectacular 50ft (18m) true to life, inflatable sperm whale, guarded by a noisy fishwife, who leads brave landlubbers into its belly revealing the stunning sea scape of its lavishly decorated interior. Once inside they encounter a shipwrecked pirate and a treasure-hoarding mermaid and hear their extraordinary fishy tales.



Wednesday 15th August



De Ramos Acrobats - Quilombo: A five person show which draws on inspiration provided by the slave dances of maculele and capoeira and the sounds of the berimbau. It will take you on a fantastic journey from the 1500's to the present day in a theatrical style presentation fusing acrobats, acro-balance and Brazilian afro-dance movements with live music.

Wednesday 22nd August



Artizani - Revolution Show: Artizani presents a comic and touching epic of passionate doomed love set on an ever changing, revolving carousel. The story is a zany romantic comedy featuring two starcrossed and unsuspecting lovers. Tormented and serenaded by a narrator poet perched on a bike suspended above the set and guided by a grumbling technician, our lovers hop on to the Merry-Go-Round of love to find they can't get off until they've experienced all the ecstasies of infatuation and the furies of jealousy. A big show with a lovely set and a spectacular finale in the Busby Berkeley style.

Wednesday 29th August



Heir of Insanity - The Bubble Show: A large transparent bubble inflates, clear and perfectly round. Emerging from the bubble appears a little fish-girl, then a sailor boy. This ballistic balancing is simple, beautiful and utterly compelling.

Bright Sparks Bruce

Airhead:

The metamorphosis of a man and a six-foot balloon. Bruce Airhead uses a voice-activated vacuum cleaner to inflate a six-foot balloon. Then he slides completely inside!



Whalley Range All Stars -

Pig: Unique theatrical side-shows which take the form



of short shows for small audiences.

Sponsored by **FOCAL IMAGE**

Specialists in Entertainment, Theatre, Planning,
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BDC stand Street Theatre Summer 2007



Appendix 10

“Together Bromsgrove” article Summer 2008

Together
Bromsgrove

SENSE OF COMMUNITY & WELL-BEING

Summertime fun!

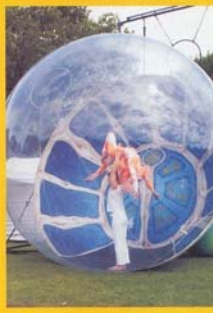
Street Theatre
bigger and better than ever

More people than ever before will be able to enjoy our popular Street Theatre as we widen its horizons and take it out into the District throughout August. It will still be held, as usual, on the Bromsgrove town's Recreation Ground on Wednesday 6, 13 and 20 and will also be travelling to Wythall Park on Thursday 7, Hagley Park on Thursday 14, and St Chads Park, Rubery on Thursday, 21.

It's free family fun for everyone with a full programme of top class national and international headline acts,

sideshows and much, much more, including face painting, hair braiding, drumming and circus skills. This year will see the return of the giant automatic robot, the dare-devil Black Eagles, and spell bounding trapeze artists, as well as some new acts.

Last year over 11,000 visitors, young and old and all ages in-between from near and far, enjoyed the entertainment extravaganza and this year, by taking it out and about, we hope even more people will make it a diary date.





Appendix 11

“Together Bromsgrove” Article Autumn 2008

How do you think Bromsgrove should look in 20 years?

Make sure you have your say

If you are passionate about where you live, there are hundreds of reasons to get involved in planning for the District's future. We want you to participate in the growth of your District and have an active contribution to the provision of homes, jobs and leisure facilities. We have recently produced a **Draft Core Strategy** to guide the way the district develops and would like your feedback on what you think.

With your support, we intend to make sure the right number and types of homes are built, whether it is affordable first time homes for young couples and families, the right sort of homes for elderly residents, or other forms of housing that meets the needs of the people of Bromsgrove. You can also assist us in creating the right kind of shopping centre as well as leisure and community facilities for the local people, so there is no need to travel to Birmingham or elsewhere to find what you need. And for businesses it means creating the best possible office and industrial spaces, so they can grow and local people can find more, better paid jobs.



How to get involved?

It is simple to get engaged in the districts planning aspirations and we want your views to deliver the best possible solutions to making Bromsgrove District a better place to live, work and visit. All relevant information regarding the consultation will be available on the council website, in local libraries and will be advertised in the local press. We intend to hold an exhibition event at the Council House in November and everyone is invited. This will give you the opportunity to talk to planning officers face to face.



What are the local issues?

The main issues that have been identified are listed below, and we would like you to have your say on the various topics:

- Meeting the government targets for new housing and employment land
- Responding to climate change
- Lack of affordable homes
- People living in the district yet commuting in order to work and shop
- An increase in young residents leaving in search of work and housing
- Local public transport needs improvement
- The revival of the town centre as well as regeneration at Longbridge
- Protecting and promoting the historic and natural environment
- Keeping the sense of community 'alive'

Contact Details



Email:
ldf@bromsgrove.gov.uk



Telephone Strategic Planning:
01527 88 1323 / 1314 / 1328



Website:
www.bromsgrove.gov.uk/planningpolicy

The views and opinions of local people are vital to this process, so please get involved!



Appendix 12

Issue A – New Housing Growth

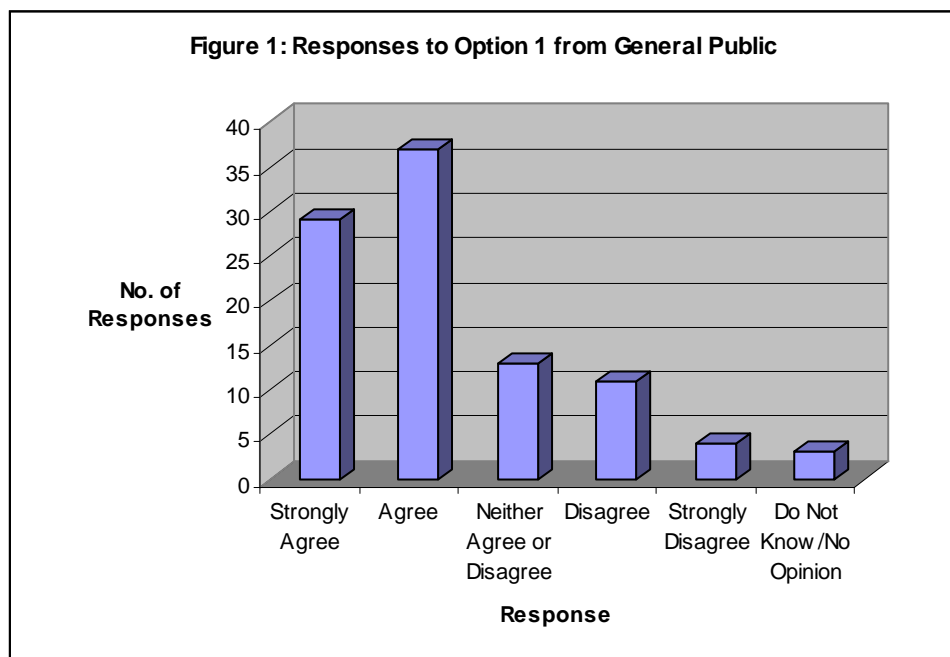
Four options were provided for the future growth of Bromsgrove, these were as follows:

- **Option 1** – All new development should be concentrated within the existing Areas of Development Restraint (ADR) and through the development of suitable brownfield sites
- **Option 2** – In addition to the ADRs a limited amount of Greenfield sites should be released adjacent to existing settlements, so that the aims of sustainability are fulfilled and the impact on existing infrastructure is minimised.
- **Option 3** – Growth should be apportioned in respect of the size of each settlement on both brownfield and Greenfield sites, including growth within Bromsgrove town
- **Option 4** – Sufficient Green Belt land should be released to cater for both locally generated and in migration housing needs.

The responses to each of the 4 options will now be considered in turn and analysed in depth to provide an overview of the keys issues and concerns that have arisen from respondents.

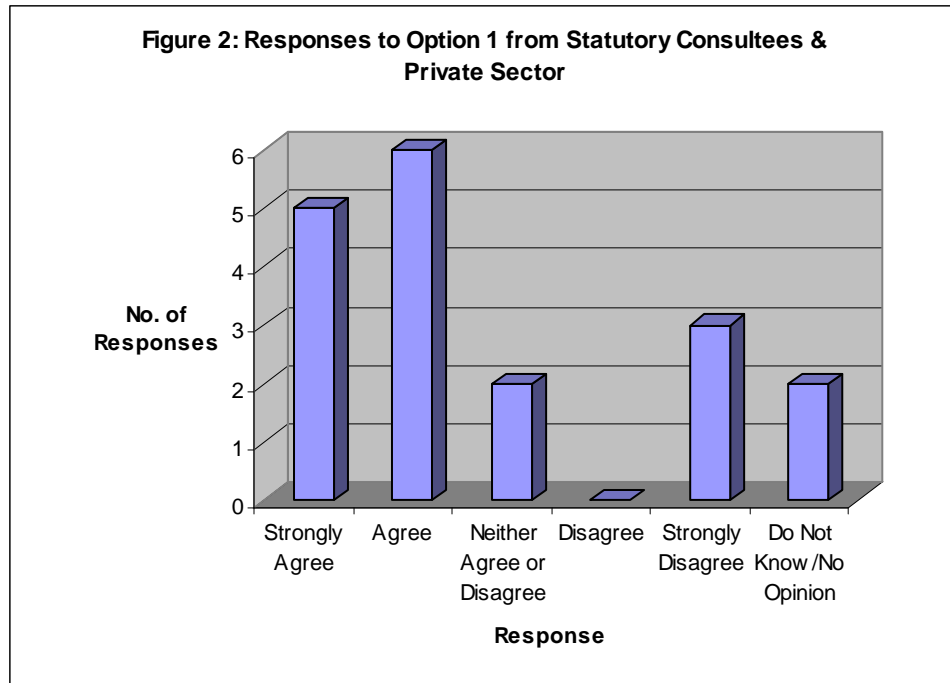
Option 1

Responses From The General Public



There was a strong consensus from the general public with 68% either agreeing or strongly agreeing that new development should be concentrated within the existing ADRs and through the development of existing brownfield sites.

Responses from Statutory Consultees & Private Sector

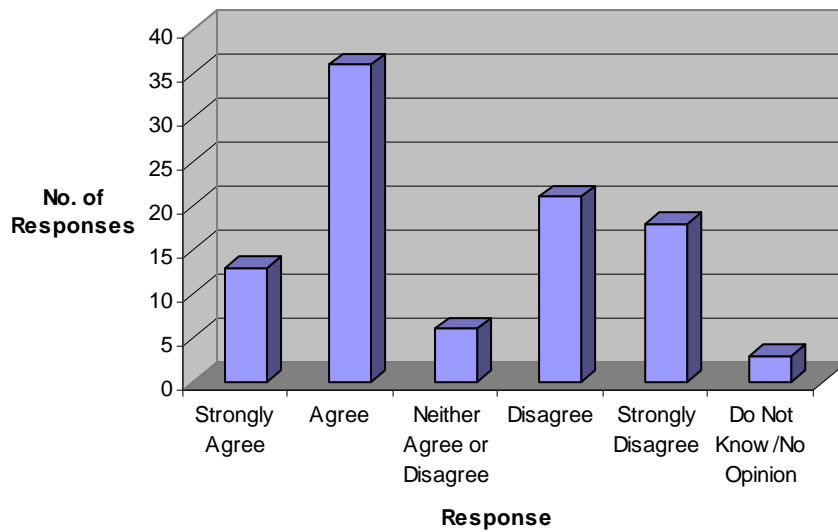


Responses from statutory consultees and the private sector followed a similar trend to that of the general public with the highest percentage (61%) either agreeing or strongly agreeing that all new development should be on suitable previously developed land or in ADRs.

Option 2

Responses From The General Public

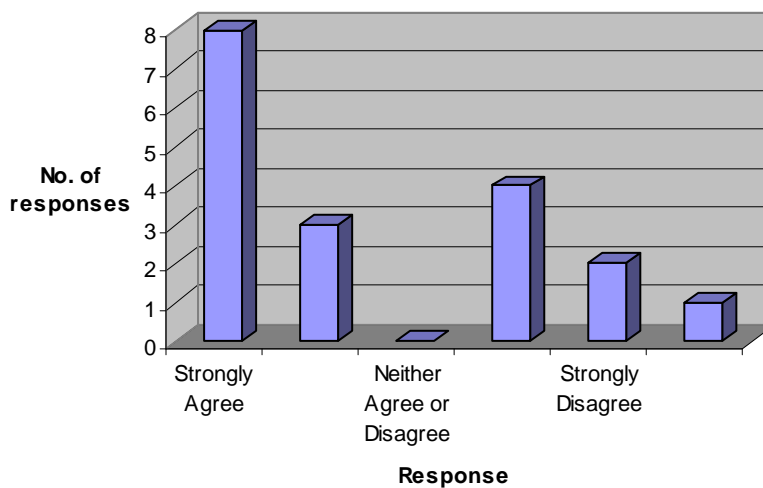
Figure 3: Responses to Option 2 from General Public



Approximately 50% of the responses from the general public either strongly agreed that in addition to ADRs a limited amount of Greenfield sites should be released adjacent to existing settlements, so that the aims of sustainability are fulfilled and the impact of existing infrastructure is minimised.

Responses from Statutory Consultees & Private Sector

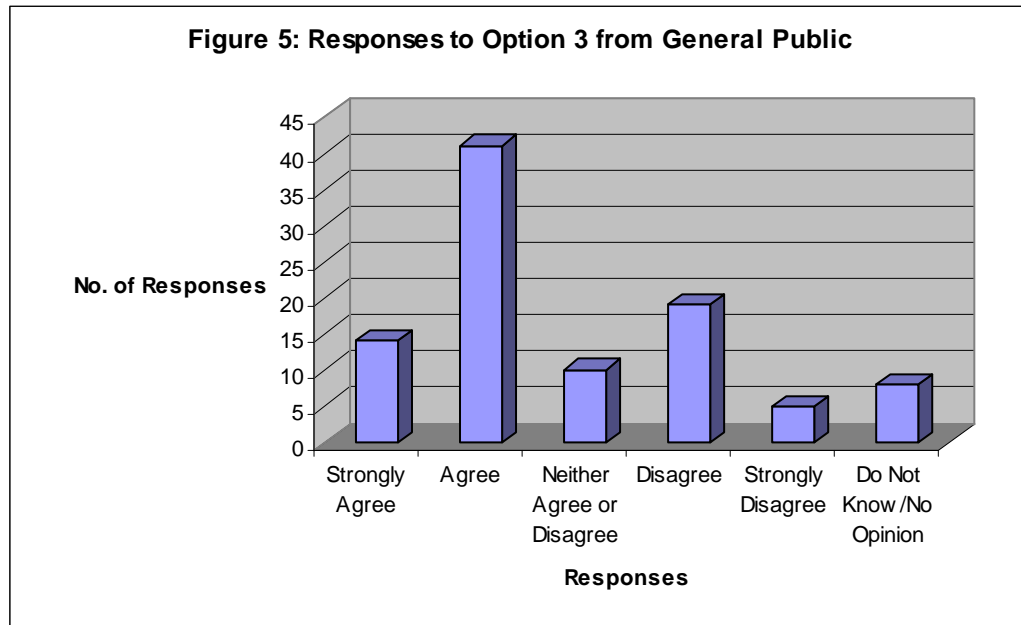
Figure 4: Responses to Option 2 from Statutory Consultees & Private Sector



Option 2 was more popular with the statutory consultees and the private sector with 61% either agreeing or strongly agreeing that in addition to the ADRs, a limited number of Greenfield sites should be released next to existing built up areas.

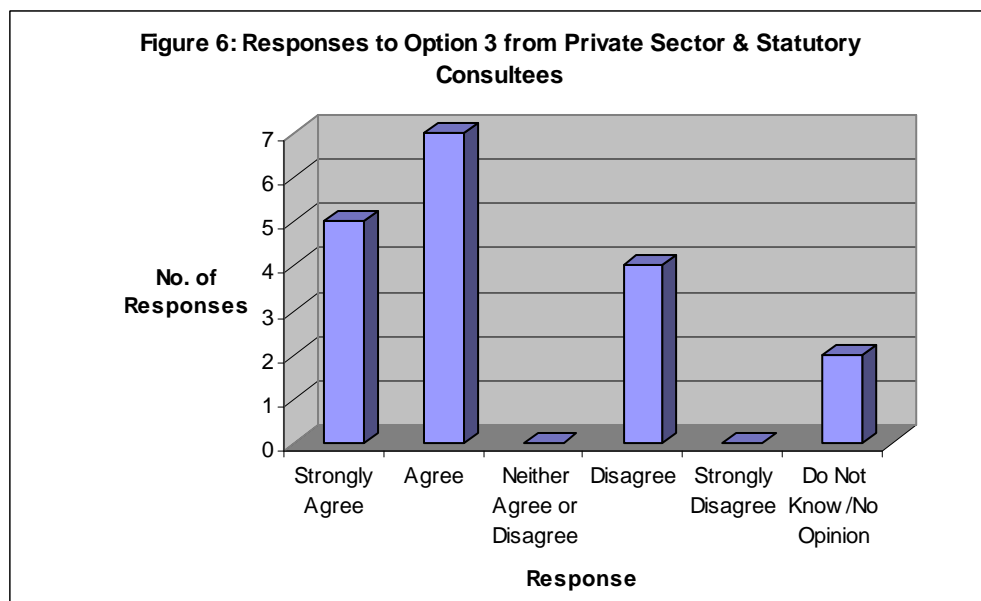
Option 3

Responses From The General Public



Once again there was noticeable support for this option with 56% of the responding general public either agreeing or strongly agreeing that growth should be apportioned in respect of the size of each settlement on both brownfield and Greenfield sites, including growth in Bromsgrove town.

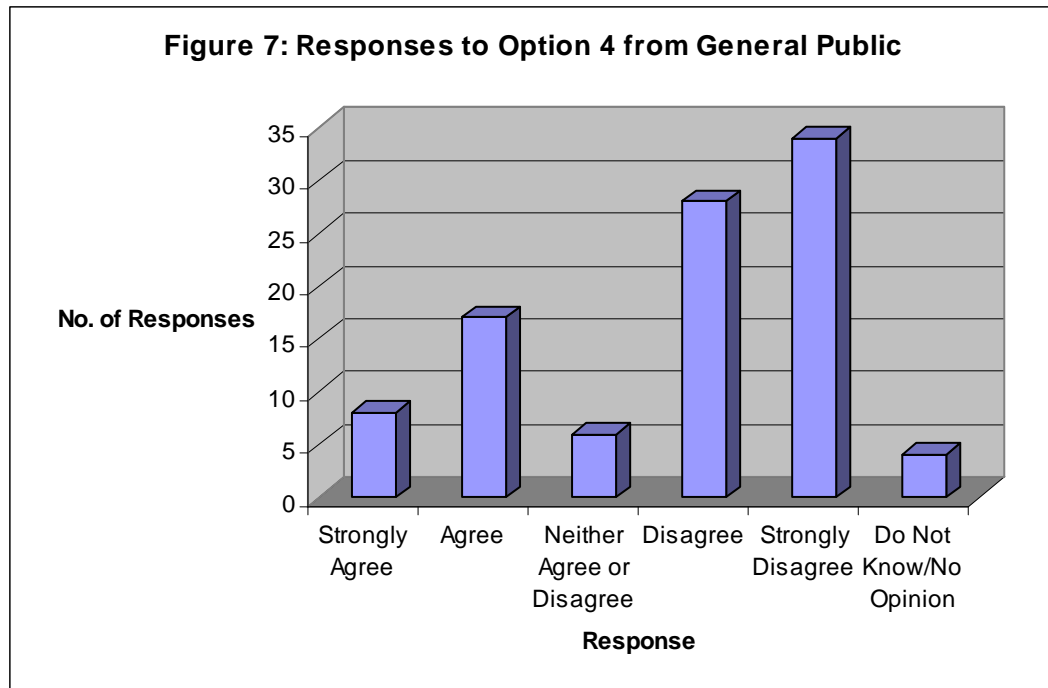
Responses from Statutory Consultees & Private Sector



Greater support was shown for this option from the private sector and statutory consultees with two thirds of respondents either strongly agreeing or agreeing with option 3.

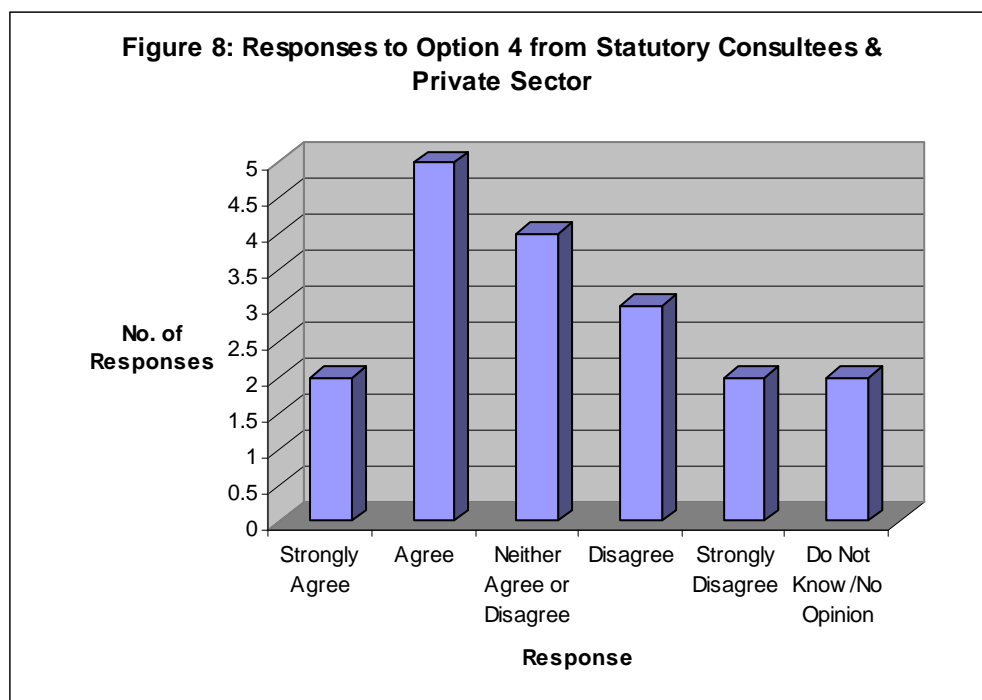
Option 4

Responses From The General Public



The general public gave much less support to this option with 63% of respondents either disagreeing or strongly disagreeing that sufficient Green Belt land should be released to cater for both locally generated and in migration housing needs.

Responses from Statutory Consultees & Private Sector



The responses to this option was much more mixed from statutory consultees and the private sector. Although 38% of respondents either agreed or strongly agreed with option 4.

Additional Comments

- Pegasus Planning Group (on behalf of McInerney Homes West Midlands) are very concerned about the reference to there being an oversupply of housing in Bromsgrove. They feel that it is an over-supply only in respect of housing requirements set out in development plans. In real terms Pegasus suggest that housing supply has failed to keep pace with demand as evidenced by house price rises and affordability issues. Given this, they feel option 2 is most appropriate to meet the housing needs of the district in terms of not only sustainability but also housing choice for local residents.
- Pegasus Planning Group (on behalf of Messrs Grinnell, Johnson, Wild & McIntyre and Bishop Properties Ltd) consider that in addition to the ADRs further Green Belt land needs to be released to accommodate future development. In addition Pegasus feels that Bromsgrove should be actively campaigning at the Regional level for higher housing requirements to be able to deliver a choice of home that are affordable for the whole community.
- Comments received from Savills (on behalf of Taylor Wimpey and Worcestershire County Council) support option 1 and state that the priority for new employment and residential development should be in the existing ADRs.

- A detailed report submitted by Ancer Spa (on behalf of Hagley Hall Estates) considers that the release of existing ADR sites should be prioritised through the use of a sequential list. The criteria for prioritisation should include sustainability and the ability to deliver added benefits to the local community.
- Details submitted by Barton Wilmore (on behalf Taylor Wimpey Developments Ltd) show support for option 1. They consider the existing ADRs are likely to provide sufficient land for housing without the need to release further Green Belt land.
- Land should be released in the village of Fairfield to provide modestly sized affordable homes for local people.
- GL Hearn (on behalf of Gallagher Estates) consider that the 4 options for housing growth are not mutually exclusive and will depend on future housing requirements as outlined in the emerging Regional Spatial Strategy (RSS).
- Hagley Parish Council consider that most future development should be within the town of Bromsgrove and any development beyond the town should be limited to local needs. The Parish Council believe that 75% of housing should be accommodated on brownfield sites and ADR sites may not need to be released in this plan period.
- Officers at Redditch Borough Council consider that not all of the issues have been identified and believe that there should be an issue relating to the potential for Redditch Borough related growth in Bromsgrove.
- Comments from Drivers Jonas (on behalf of Cemex) show strong support for option 3, with the emphasis on development in Bromsgrove Town. They feel that the Council should prioritise the use of previously developed land, alongside a rolling five-year supply of housing sites available in the district.
- The Highways Agency would like to see transport and infrastructure implications considered as a determinant in the allocation of sites for housing. They consider that developments should be in the most sustainable locations to reduce the need to travel and to encourage and promote the use of sustainable travel modes.
- Detailed comments have been received from the West Midlands Regional Assembly. They feel the emerging Phase 2 Revision of the RSS make it difficult to comment on which option is most appropriate for Bromsgrove as the level of housing required in the district is not yet known. It is therefore necessary to have an option that is flexible to changing circumstances and this is felt to be option 1 as it can accommodate the highest number of dwellings without the release of further Green Belt.
- King Sturge (on behalf of Markvale Property Development) strongly agree with option 4 and feel that sufficient Green Belt land should be released to cater for both locally generated and in migration housing needs. This should

include the site at Hazy Hill Farm, Lickey. The core strategy should recognise that housing needs exist in local centres and Green Belt sites should be used to provide affordable housing.

- King Sturge (on behalf of Countrywide Homes Ltd) strongly agrees with option 1. They feel that ADR land at Bromsgrove should be used first for development after brownfield development opportunities within the town. Brownfield opportunities within other settlements should represent the third search location for housing land.
- Tetlow King (on behalf of the West Midlands RSL Planning Consortium) note that there is a significant lack of supply of affordable housing for local people within the district. To compound this problem they describe the proportion of new housing allocated for Bromsgrove through the RSS Revision as pitifully low. They support a combination of options 1 and 2 which would provide increased supply to meet primarily affordable housing needs.
- RPS (on behalf of Miller Homes) supports the growth of Redditch within the administrative boundary of Bromsgrove. They identify a 16 hectare site known as Oxstalls Farm which could potentially deliver around 250 dwellings. They believe this represents a sustainable location for growth as it is a 5 minute drive from Redditch railway/ bus interchange and 2km from Redditch Town Centre.

Summary

- In terms of responses from the general public there was greatest support for option 1 where new development should be concentrated within the existing ADRs and through the development of suitable brownfield sites.
- The strongest objections were received from the general public to option 4 which suggested releasing sufficient green belt land should be released to both cater for both locally generated and in migration housing needs.
- In conclusion the general public have shown the greatest level of support for development on brownfield sites and green field sites that have already been designated. There is a general consensus that further release of Green Belt land should be limited.
- Responses from statutory consultees and the private sector have shown a level of support for all options, although greatest support was received for option 3.
- Some respondents felt that there was insufficient supply of housing to cater for demand and this was creating greater affordability issues.
- Sustainability is a key issue that has been raised by a number of respondents. Many feel housing that housing should be primarily located in the town of

Bromsgrove. Elsewhere housing should be limited to only meeting local needs.

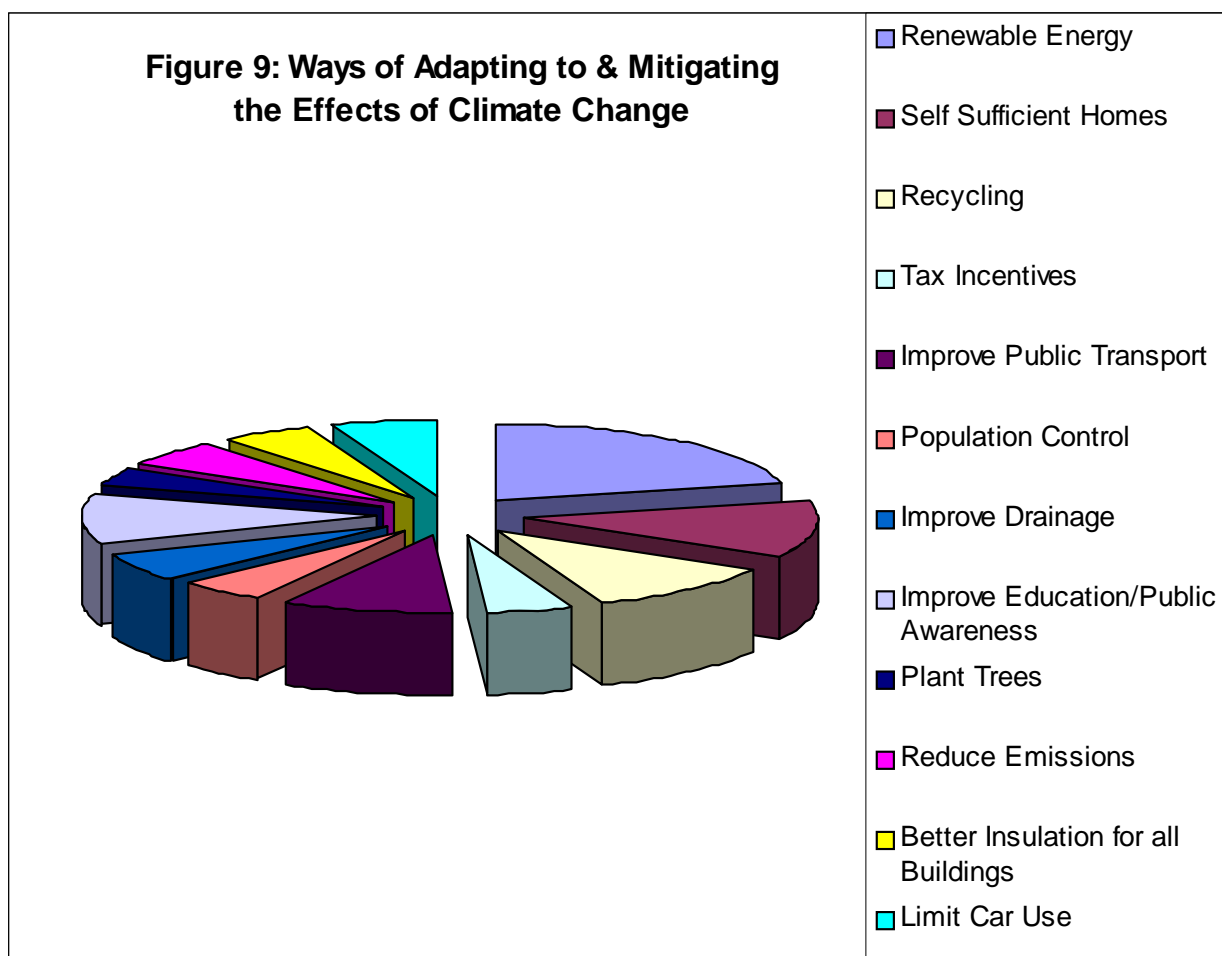
- Some respondents felt that in addition to the ADR sites additional Green Belt land should be released for housing to cater for future demand in terms of in-migration and the needs of the existing population.

Issue B1 – Climate Change and Renewable Energy

The general public were given the opportunity to put forward their personal opinions of how the District of Bromsgrove should start planning to adapt to climate change and mitigate effects. Opinions were then sought of the 3 following options:

- New developments to obtain a set percentage of their energy from a renewable/low carbon source (in line with national and regional targets)
- New developments to achieve a set percentage, which is above national/regional targets of their energy from a renewable/low carbon source.
- Include a presumption in favour of applications for renewable energy technologies in the local area.

Of the 97 residents that responded 94 considered that we should start planning to adapt to climate change and mitigate its effects. A numbers of ways that this could be achieved were put forward and these are summarised in figure 9.



The variety of possible solutions raised to the issue of climate suggests that the problem is highly complex. The most common solutions suggested were the greater use of renewable energy and ensuring that all new homes were self-sufficient or carbon neutral. Other responses focussed on the need to encourage the greater use of public transport enabling people to use their cars less. Educating people about the implications of climate change was also seen as an important method of encouraging people to make more effort in reducing their carbon footprint and recycling more.

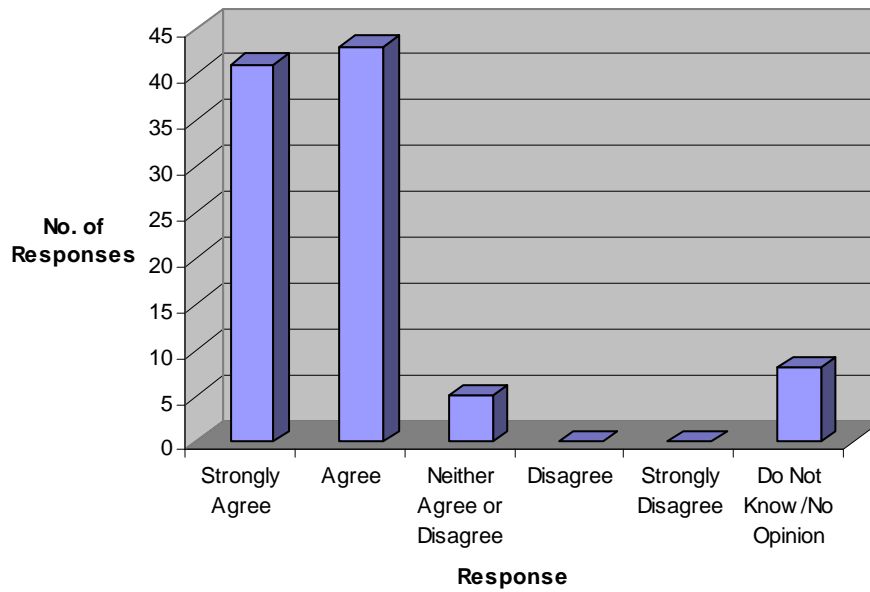
Only 3 respondents felt that we should not start planning to adapt to climate change and mitigate its effects. Just one person gave a reason for this, describing climate change as ‘a myth’.

All 18 of the responding statutory consultees and private companies agreed that we should start planning to adapt to climate change and mitigate its effects.

Option 1

Responses from General Public

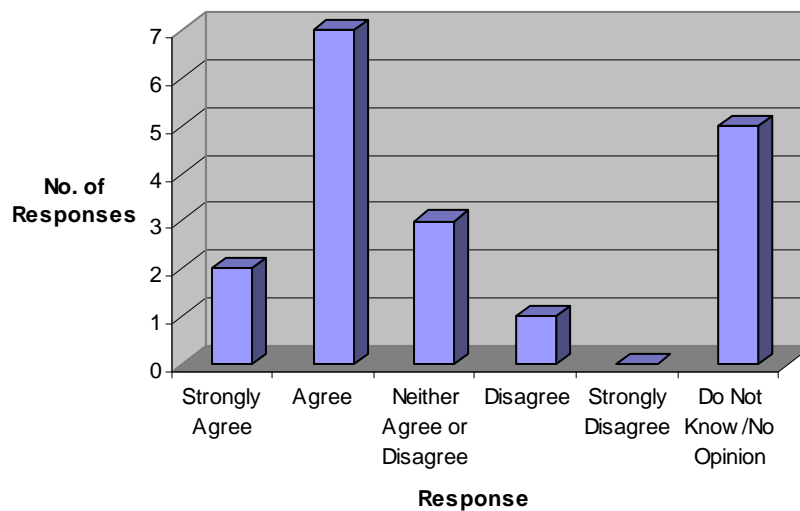
Figure 10: Responses to Option 1 from General Public



There was a strong level of support for this option with 86.5% of the responding general public either strongly agreeing or agreeing that new developments should obtain a set percentage of their energy from a renewable/low carbon source in line with National and Regional targets.

Responses from Statutory Consultees & Private Sector

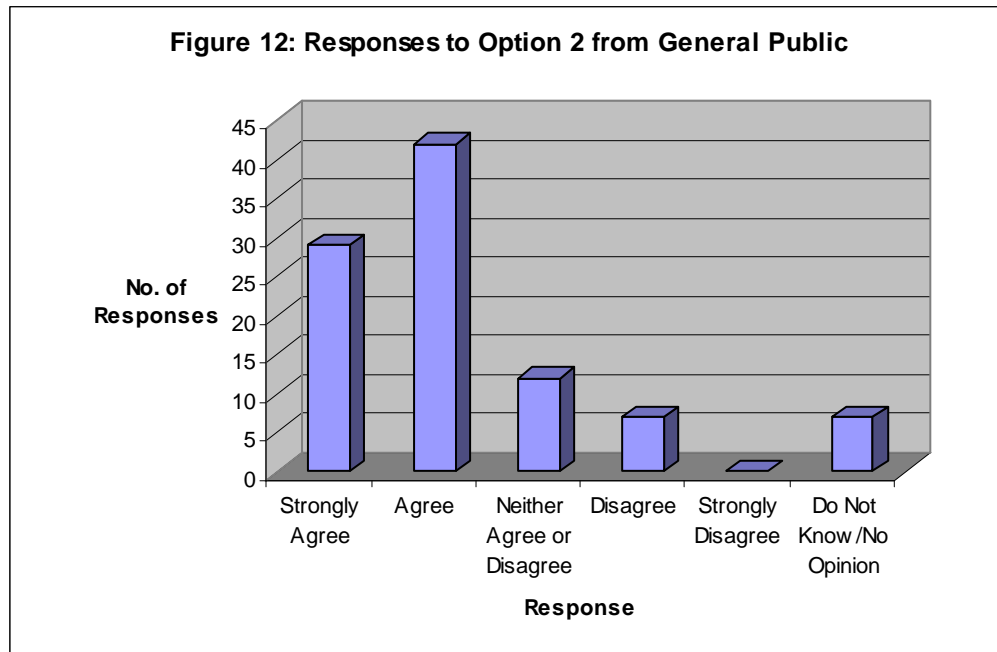
Figure 11: Responses to Option 1 from Private Sector & Statutory Consultees



There was also support from statutory consultees and the private sector with 50% of respondents either agreeing or strongly agreeing with option 1. Although the level of support is significantly lower than the general public.

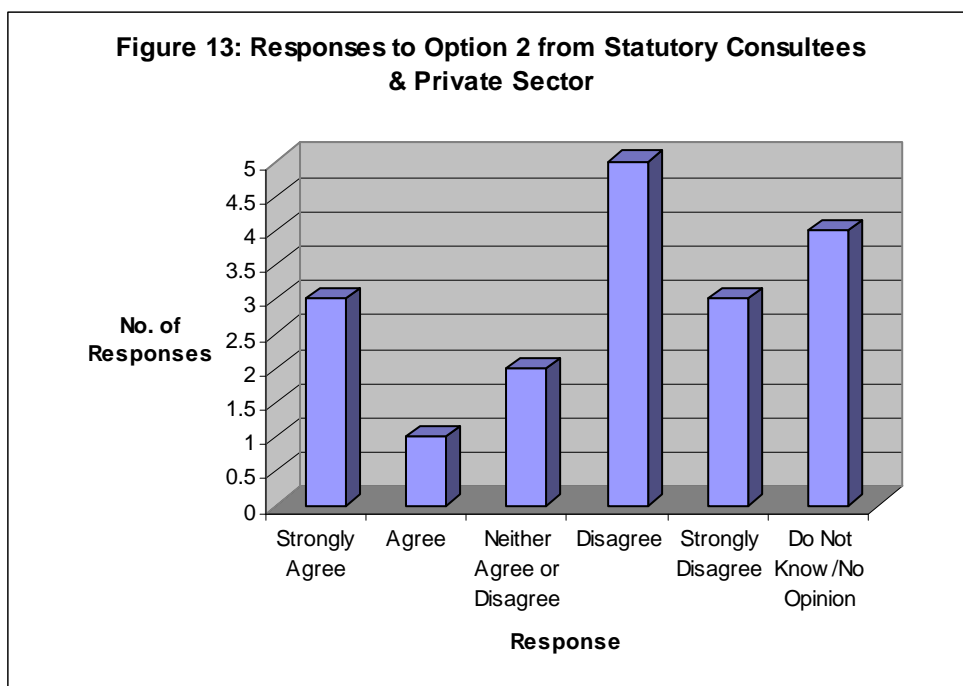
Option 2

Responses from General Public



The general public also gave noticeable support for option 2 with 73% of respondents either agreeing or strongly agreeing that new developments should achieve a set percentage, which is above National/Regional targets of their energy from a renewable low carbon source.

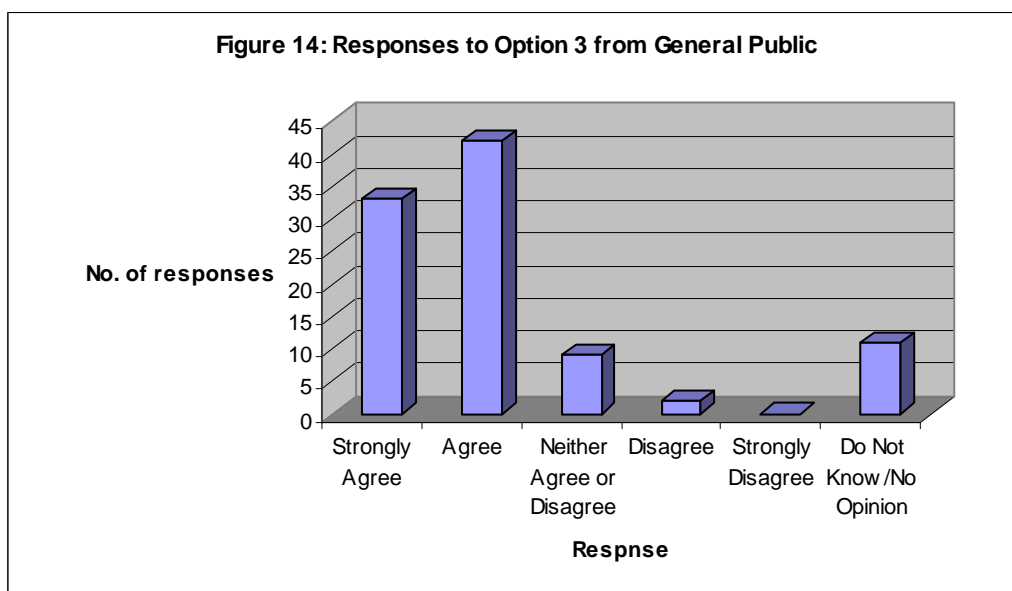
Responses from Statutory Consultees & Private Sector



Responses to option 2 were much less favourable from statutory consultees and the private sector. 44% of respondents either disagreed or strongly disagreed with new developments obtaining a set percentage of their energy from a renewable source, with this amount being above the current government targets.

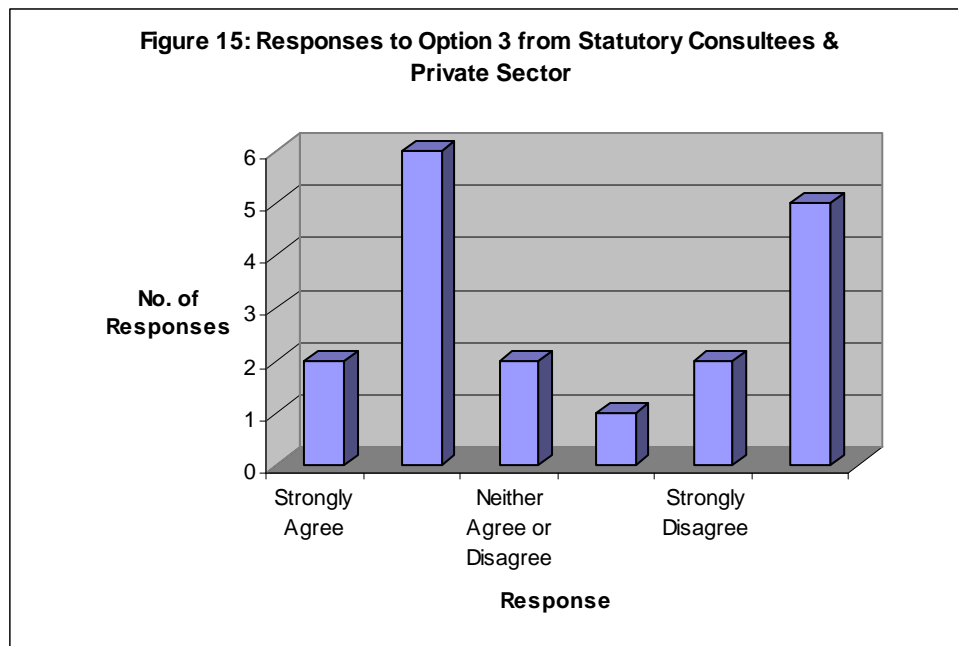
Option 3

Responses from the General Public



Significant support was shown for option 3 with 77% of the responding general public either agreeing or strongly agreeing that there should be a presumption in favour of applications for renewable energy technologies in the local area.

Responses from Statutory Consultees & Private Sector



Statutory consultees and the private sector did show a level of support for this option, although much less than the general public. 44% of respondents either agreed or strongly agreed with option 3.

Additional Comments

- The Herefordshire and Worcestershire Earth Heritage Trust suggested that the policies in relation to climate change should follow government guidance as well as showing initiative to proactively mitigate the effects on the district.
- Sport England consider that financial incentives should be provided to build eco-homes and buildings.
- King Sturge (on behalf of Countryside Homes Ltd) support the importance of adapting to minimise the impact of climate change however they feel that the consideration of these issues should have regard to economic and technical viability.
- The West Midlands Regional Assembly consider that options 1 and 2 accord with RSS Policy EN1. However option 3 does not. This option suggests adopting a “presumption in favour” approach to renewable energy proposals. This is at odds with part iii) of Policy EN1 which sets out a list of criteria that will be applied in determining the acceptability of renewable energy proposals.
- Comments received from Hagley Parish Council recommend the use of brooks to provide a form of sustainable energy.

- GL Hearn have stated that the proportion of renewable energy that it would be feasible to generate within developments would need to be explored with the development industry before specific targets are set.
- Concerns have been raised by Peacock & Smith Ltd (on behalf of Morrisons Supermarkets) who consider that policies should not be framed in a way to place undue burden on developers, for example by specifying that all energy generation to be used in a development should come from on-site renewable generation.
- Shire Consulting describe it as misleading to suggest that at a local level we should start planning to adapt to climate change and mitigate its effects. They feel there is no evidence to suggest that there are any different circumstances within Bromsgrove that would warrant measures over and above national policy.
- Natural England consider that the core strategy needs to address the consequences of climate change, especially by protecting the integrity of natural systems and processes including where relevant, river systems and allowing for habitat and landscape change. They fully support the use of renewable or low carbon energy, however, promoting renewable energy in appropriate forms and locations, protecting important wildlife and habitats.
- The Ramblers' Association consider that fundamental change is required to address the issue of climate change and in their opinion none of the three options are sufficient. This is because the Ramblers' Association consider that the UK economy is based on high levels of consumption and waste.

Summary

- The general public have given overwhelming support for the need to adapt to climate change and mitigate its effects.
- The greatest level of support was shown by the general public for option 1 where new developments have to obtain a set percentage of their energy from a renewable/low carbon source in line with National and Regional targets. This was seen as preference to setting percentages above National and Regional targets.
- Support from the general public was also shown for option 3, but a presumption in favour of applications for renewable energy technologies could be achieved in conjunction with either option 1 or 2.
- In general the private sector was most supportive of option 1. There was a general concern raised by many who felt that there were no special circumstances in the district of Bromsgrove that would warrant any policies above current government targets.

- There was an element of consensus from the private sector that renewable energy should only be encouraged on sites where it is economically viable.
- Comments from the West Midlands Regional Assembly suggest that only options 1 and 2 accord with policies contained within the RSS.

Issue B2 – Flooding

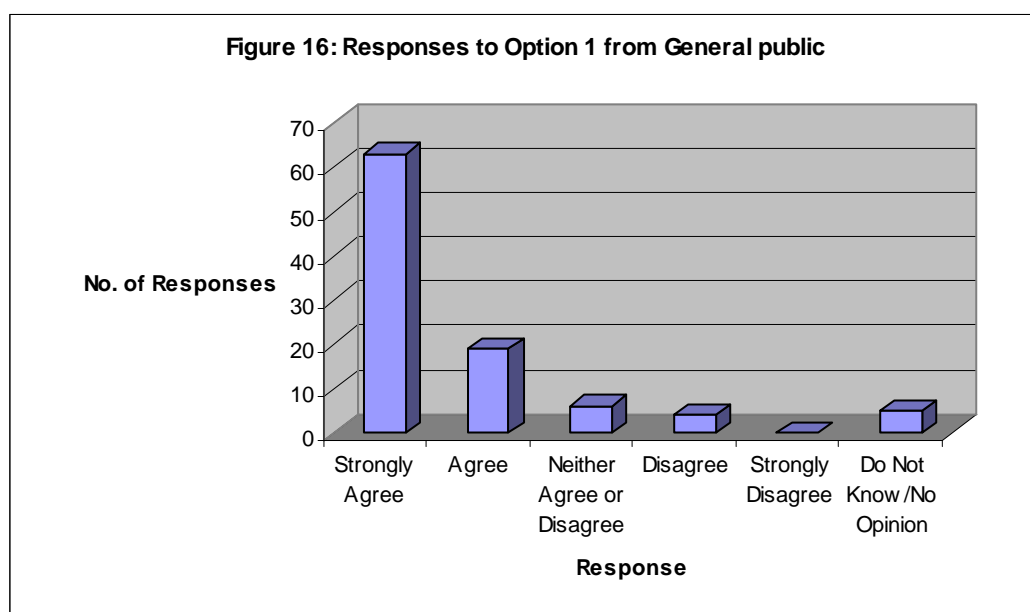
Four options were provided in relation to the issue of flooding and these were as follows:

- **Option 1** - Development on the flood plain should be avoided
- **Option 2** – Development which increases the risk of flooding elsewhere within the district and beyond the district’s boundaries should be avoided
- **Option 3** – Development should be designed to reduce the impact of flooding and prevent increases in flood risk through for instance, the inclusion of Sustainable drainage Systems (SUDS), water harvesting and innovative design solutions.
- **Option 4** – The inclusion of floodwater storage areas should be encouraged. For example future flood risk can be minimised by providing balancing ponds and naturalising watercourses.

The responses to each of the 4 options will now be considered in turn and analysed in depth to provide an overview of the keys issues and concerns that have arisen from respondents.

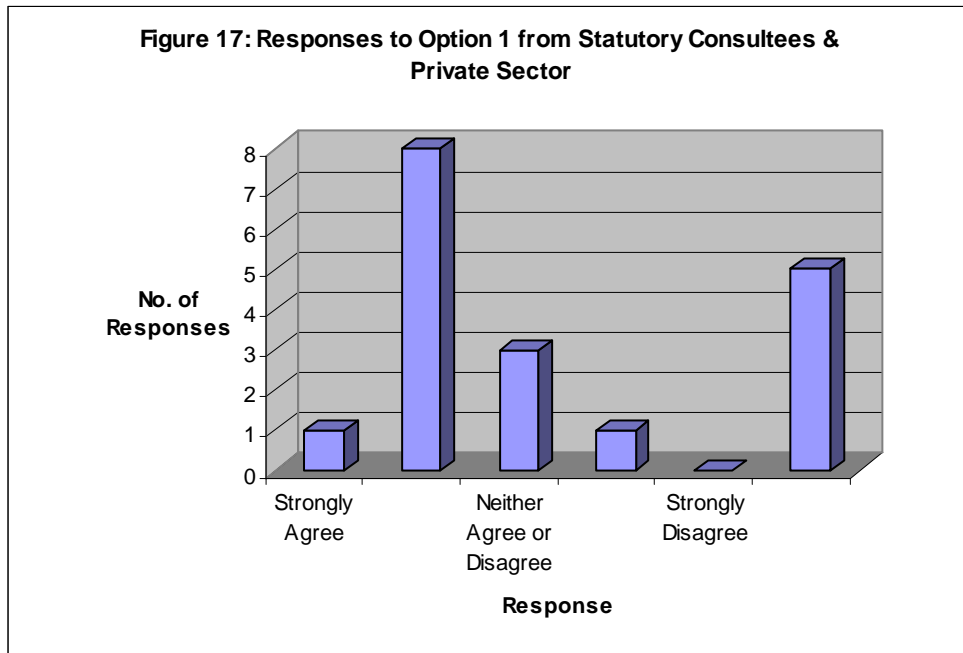
Option 1

Responses from the General Public



There is significant support for option 1 with 84% of local residents agreeing or strongly agreeing that development in floodplains should be avoided.

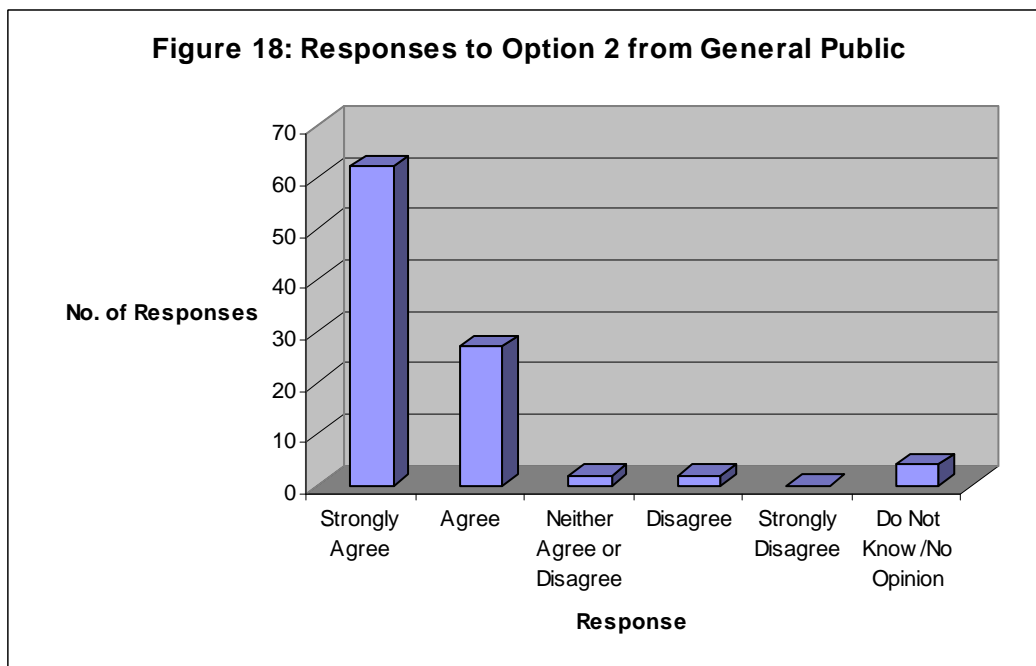
Responses from Statutory Consultees & the Private Sector



The private sector and statutory consultees also gave support to this option with 50% of respondents either agreeing or strongly agreeing. There were also a noticeable number of respondents who chose to give no opinion on the subject.

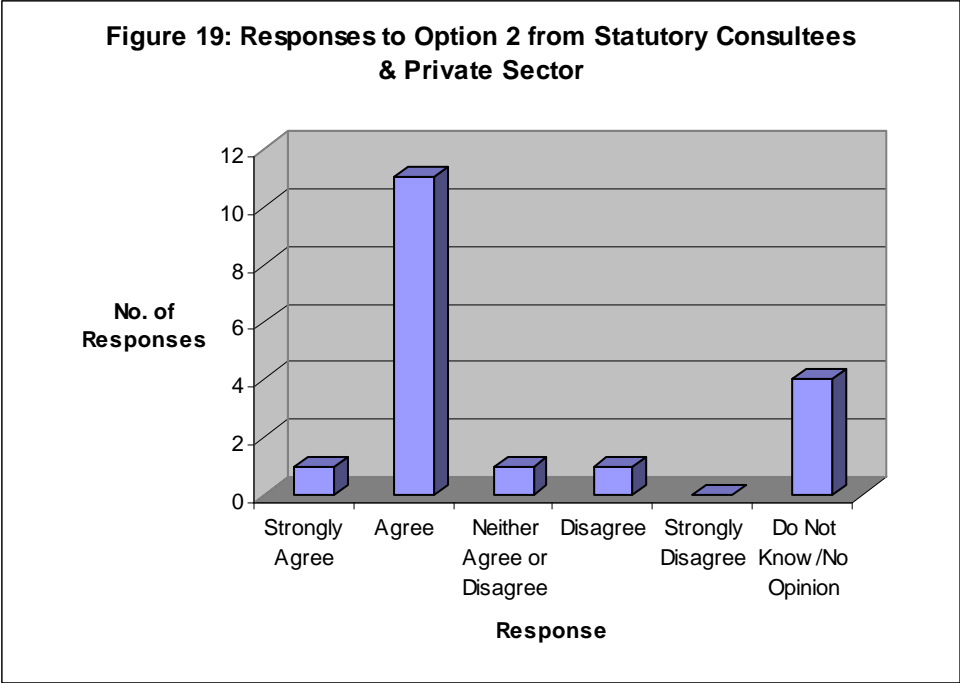
Option 2

Responses from General Public



Support is again very high for option 2 with 91% of local residents either agreeing or strongly agreeing that development which increases the risk of flooding elsewhere within the district and beyond the district’s boundaries should be avoided.

Responses from Statutory Consultees & Private Sector

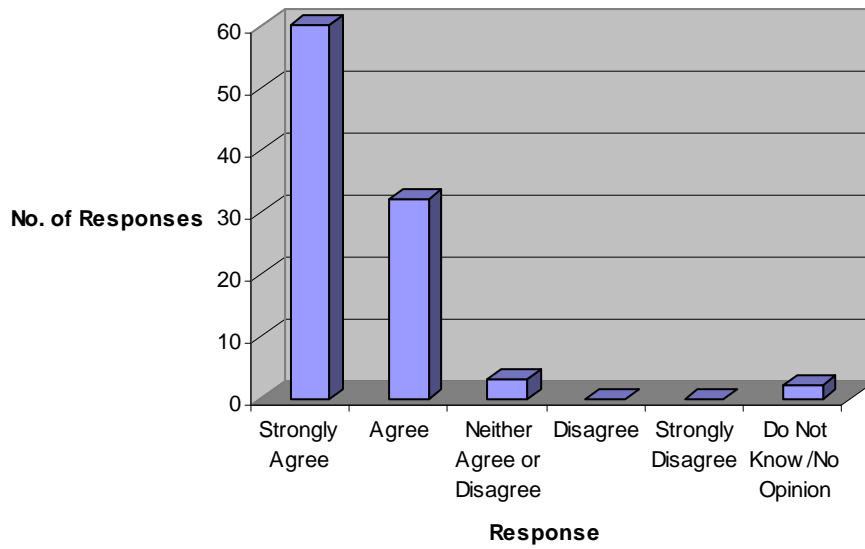


Responses were also supportive from statutory consultees and the private sector with two thirds of respondents either agreeing or strongly agreeing with option 2.

Option 3

Responses from the General Public

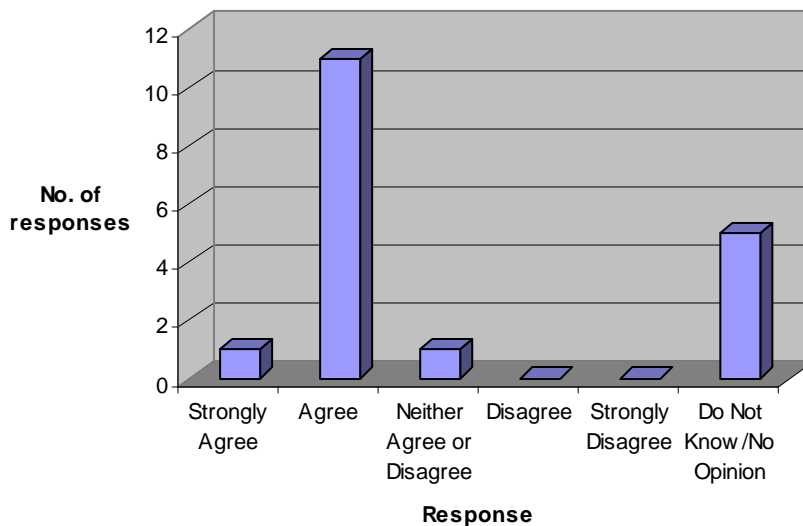
Figure 20: Responses to Option 3 from General Public



The general public have shown a very high level of support for option 3 with 94.8% of respondents either strongly agreeing or agreeing that development should be designed to reduce the impact of flooding and prevent increases in flood risk.

Responses from Statutory Consultees & Private Sector

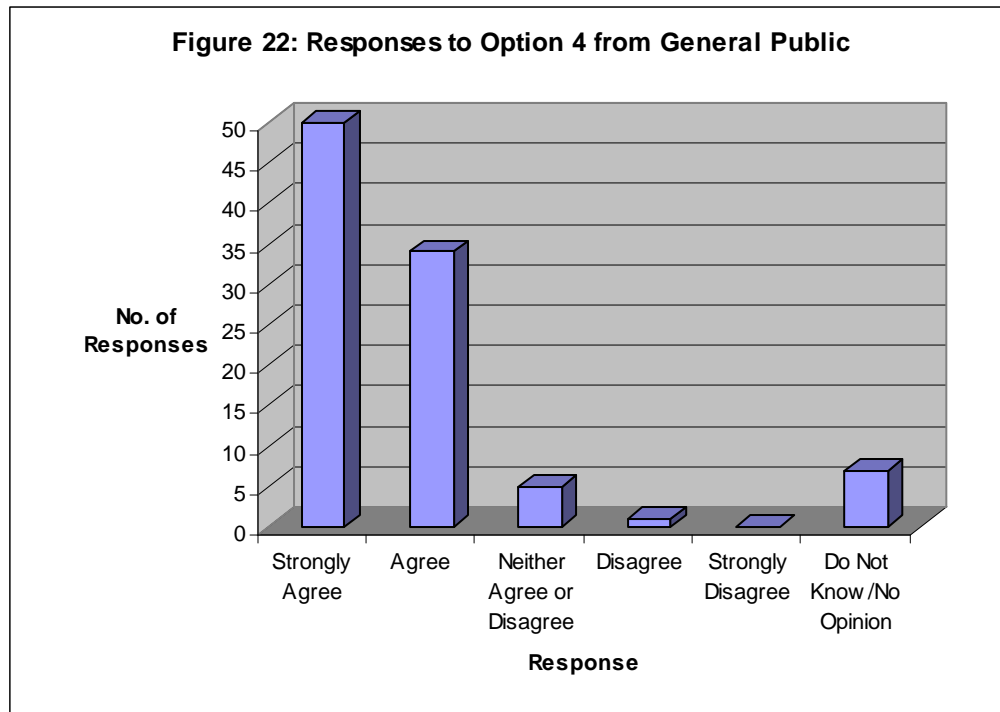
Figure 21: Responses to Option 3 from Statutory Consultees & Private Sector



Support was also received for option 3 from statutory consultees and the private sector. Although the level of support was significant below that of the general public with two thirds of respondents either agreeing or strongly agreeing that development should be designed to prevent increased flood risk.

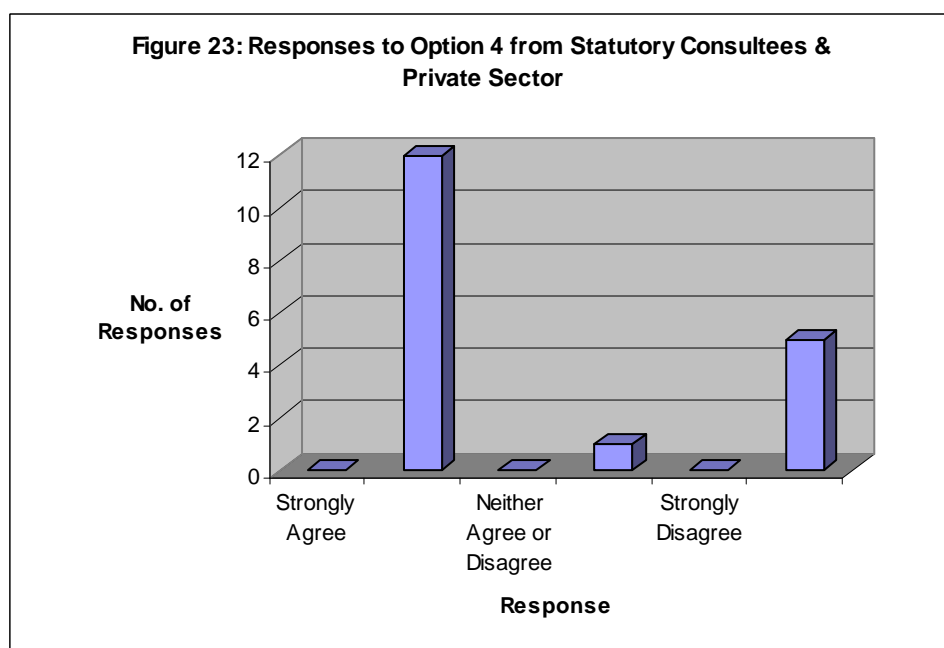
Option 4

Responses from General Public



Support from the general public is again very high for option 4 with 86.5% of respondents either agreeing or strongly agreeing that the inclusion of floodwater storage areas should be encouraged.

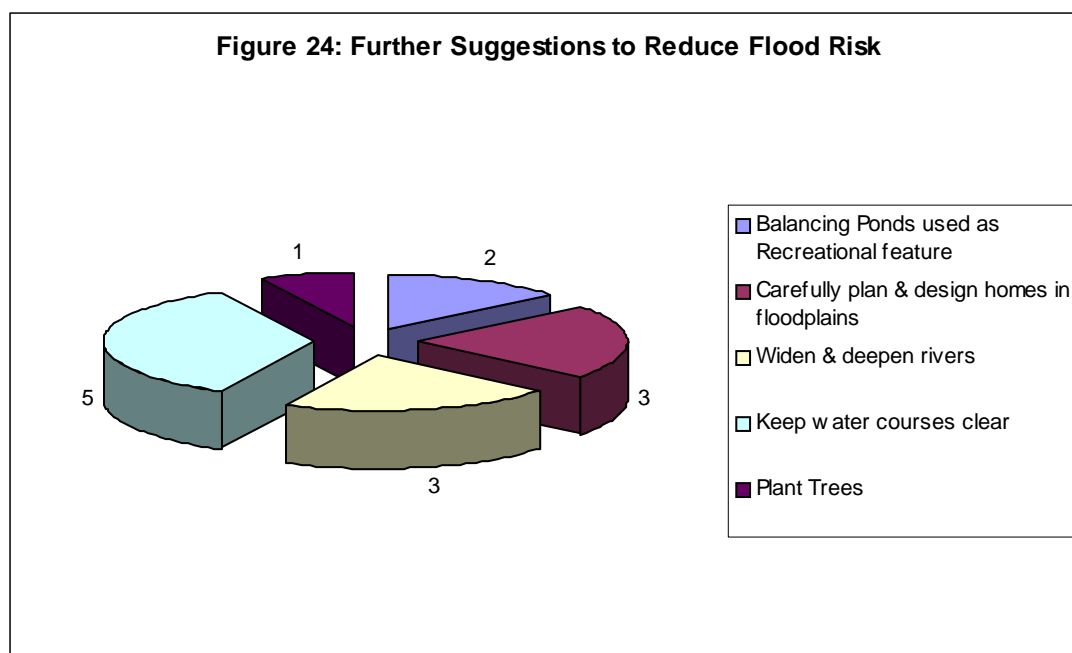
Responses from Statutory Consultees and Private Sector



In general there was again support for option 4 from the private sector and statutory consultees. In this instance two thirds of respondents agreed that the inclusion of water storage areas should be encouraged.

Further Suggestions and Comments on Flooding

Respondents had the opportunity provide any further comments and suggestions in relation to flooding. The additional suggestions of local residents in relation to flooding are shown in figure 13.



The most commonly raised suggestions included ensuring that watercourses were kept clear and the option of widening and deepening of rivers with the aim of ensuring floodwater does not rise above the banks of rivers. Others were willing to support house building on floodplains provided that homes were carefully planned and designed e.g., raised above ground level.

- Comments received from Shire Consulting state that the options are not required and Government policies contained within PPG25 should be followed.
- Hagley Parish Council raised a number of issues with regards to flooding. They feel that it is vital that new developments are able to absorb as much run off as possible and primarily flood plains should be maintained as open space. However if development does take place in floodplains adequate channels should be left to enable rainwater to be discharged safely and developers should also pay for any flood prevention works.
- The West Midlands Regional Assembly state that there are no policies in the current RSS that address flooding. At this stage they therefore feel that there

is no basis upon which to generally assess the flooding options in the consultation document.

- King Sturge (on behalf of Countrywide Homes Ltd) feel that development in flood plains should not be ruled out but any proposals should be designed to respond to risk and improve flood storage capacity.
- Comments received from Worcestershire County Council suggest that they support the inclusion of flooding issues however they feel the subject should be expanded further to consider the whole water environment and should also take account of the Water Framework Directive.
- The Environment Agency consider that a sustainable flood risk strategy should contain elements of all four options. Developers should be required to submit Flood Risk Assessments on all applications ensuring that development only takes place in the areas where there is the least chance of flooding.

Summary

- The issue of flooding is clearly a concern for the residents of the district of Bromsgrove with strong support for options 1, 2, 3 and 4 which aim to reduce the impact of flooding and prevent increases in flood risk.
- Statutory consultees and private sector firms also provided a level of support for the options although this was significantly below that of the general public.
- Local residents also put forward some options to reduce flood risk such as ensuring water courses were kept clear and the potential for widening and deepening rivers.
- Whilst the majority of the general public felt development should be avoided in floodplains some developers felt that provided suitable measures could be developed to minimise flooding then development in floodplains should not be ruled.
- Others felt that policies in relation to flooding do not need to be any more specific than what is contained with PPG25.

Issue B3 – Waste & Recycling

3 options were provided in relation to the issues of waste and recycling and these as follows:

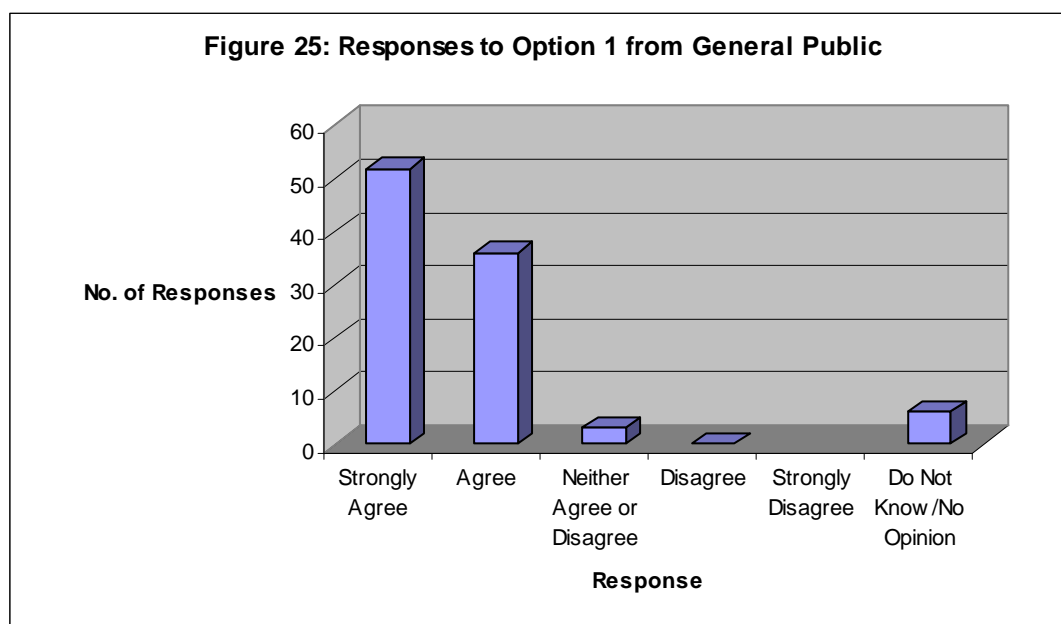
- **Option 1** – New developments should include space for recycling (ie green bins) and encourage water-harvesting methods (for example, water butts) in their proposals.
- **Option 2** – New developments should include space for recycling (ie green bins), encourage water-harvesting methods, consider including community composting facilities and use of ‘grey water’ schemes where appropriate.

- **Option 3** – new developments should use a set percentage of recycled or sustainability produced materials in their construction where appropriate

The responses to each of the 3 options will now be considered in turn and analysed in depth to provide an overview of the keys issues and concerns that have arisen from respondents.

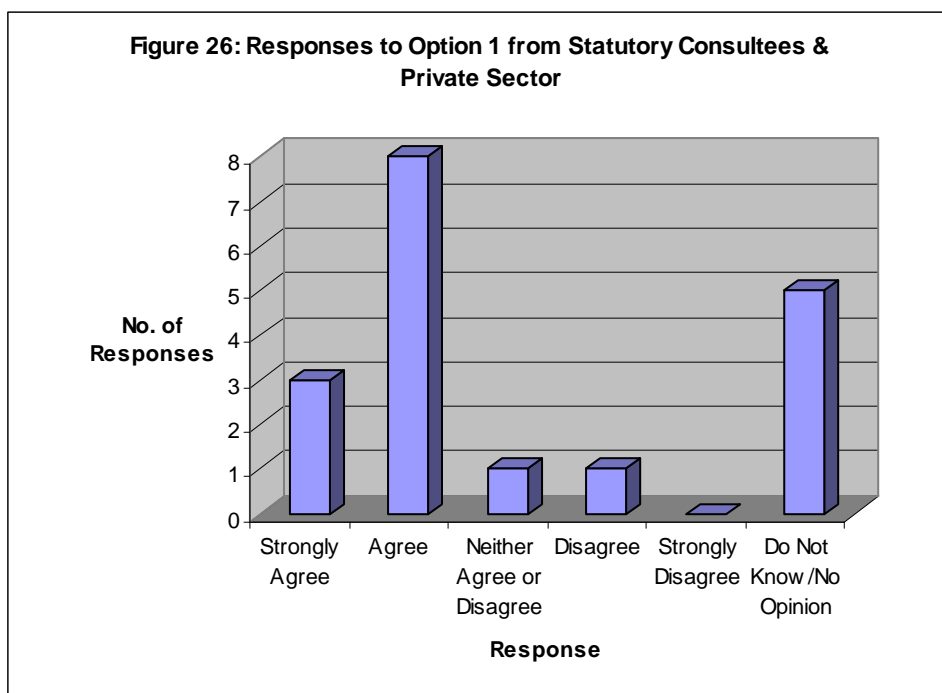
Option 1

Responses from General Public



There is significant support for option 1 with 90% of responding local residents either agreeing or strongly agreeing that new development should include space for recycling and encourage water harvesting methods in their proposals.

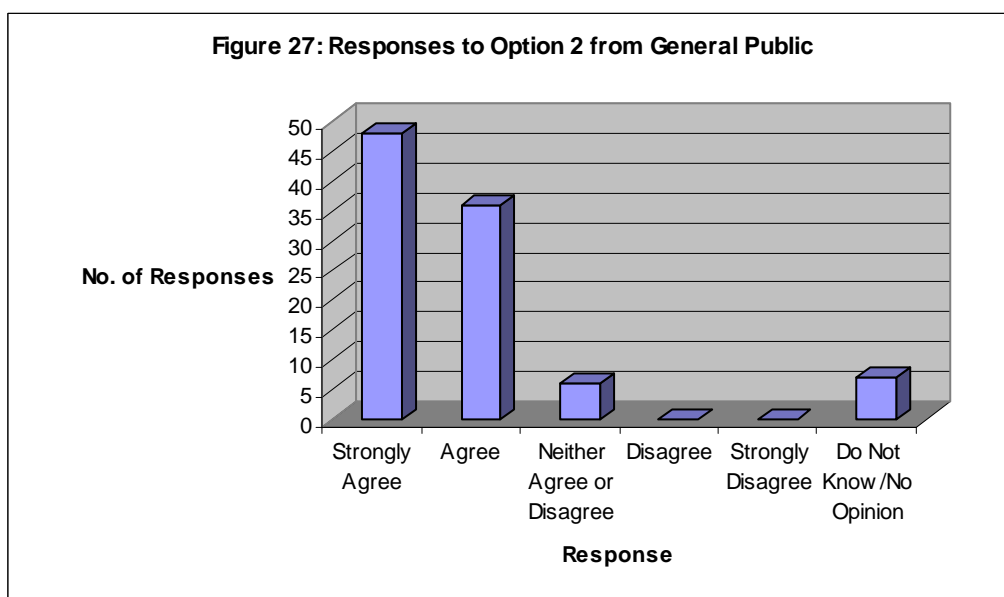
Responses from Statutory Consultees & Private Sector



There was also some support for option 1 from statutory consultees and the private sector with 61% of respondents either strongly agreeing or agreeing with this option. It is also worth noting that 27% of respondents either did not know or failed to express an opinion.

Option 2

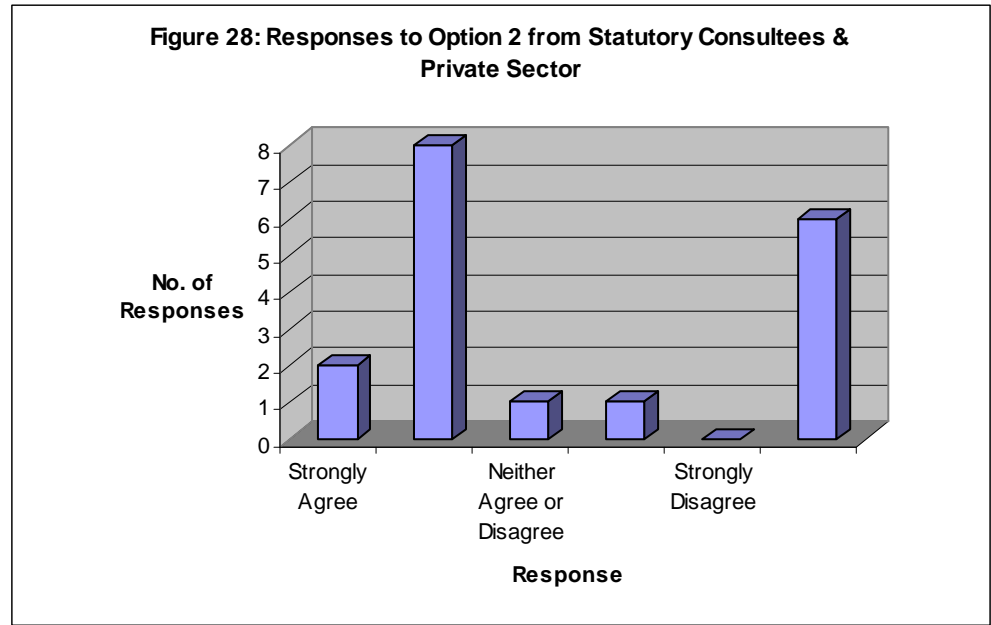
Responses from General Public



Option 2 was also very popular with local residents that responded. 86% of respondents either strongly agreed or agreed that new developments should include

space for recycling, encourage water-harvesting methods, consider including community composting facilities and use of ‘grey water’ schemes where appropriate.

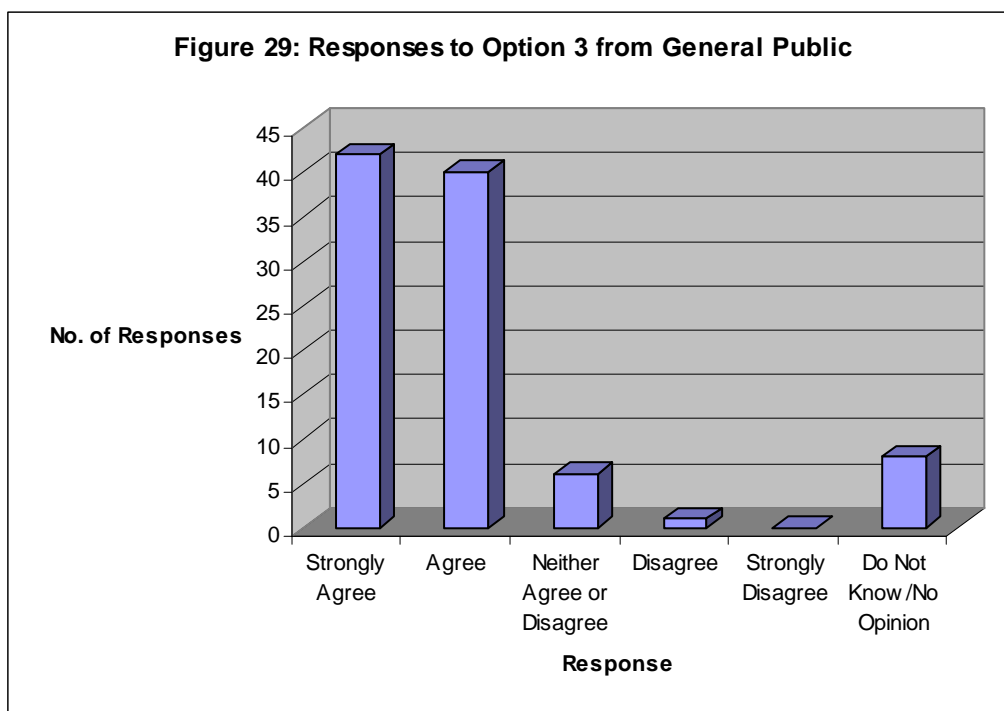
Responses from Statutory Consultees & Private Sector



The private sector and statutory consultees also supported this option, although to a much lesser extent with 55% of respondents agreeing or strongly agreeing with option 2. It is worth noting that one third of respondents did not know or failed to give an opinion on the matter.

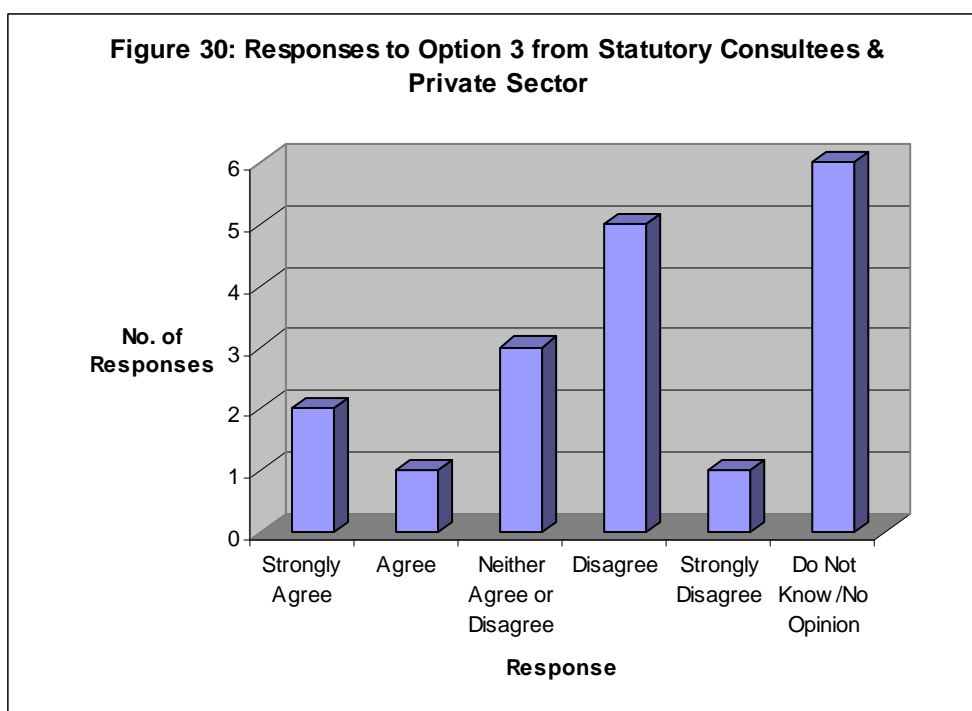
Option 3

Responses from the General Public



Responding local residents also support option 3 with 84% either strongly agreeing or agreeing that new developments should use a set percentage of recycled or sustainably produced materials in their construction.

Responses from Statutory Consultees and Private Sector



Responses were much less favourable from statutory consultees and the private sector with one third of respondents either disagreeing or strongly disagreeing that new developments should use a set percentage of recycled or sustainably produced

materials in their construction. In addition one third of respondents also did either not know or chose not to give an opinion.

Additional Comments

- Comments received from Worcestershire County Council describe the 3 options as narrow. They therefore feel that the options should be changed to address issues regarding future locations of where waste can be managed and recycled.
- The District Councils Waste Policy and Promotions Manager considers that the 3 options all clearly reasonable and sensible however she feels that an amalgamation of options 2 and 3 would be most appropriate.
- Comments from King Sturge (on behalf of Countrywide Homes Ltd) suggest that waste and recycling objectives could be incorporated into any development proposal.
- The West Midlands Regional Assembly consider that all 3 options would be in general conformity with the current RSS.
- Hagley Parish Council believe that all new developments should provide space for domestic recycling and the use of recycled materials should be encouraged.
- Shire Consulting consider that National and Regional policies on waste minimisation and recycling mean that the LDF does not need to provide many detailed policies on these matters.

Summary

- Local residents understand the importance of recycling and have shown strong support for all 3 options in relation to methods of recycling on new developments.
- There was also a level of support from statutory consultees and the private sector with option 1 proving to be the most popular. However, it must be noted that in some cases this issue appears to be a lower priority for some with a notable number choosing not to give an opinion.
- It is considered that all 3 options are in general conformity with policies contained within the RSS.
- Worcestershire County Council consider that policies should go beyond methods of waste minimisation and recycling by choosing future locations of where waste can be managed and recycled.

Issue B4 – Biodiversity

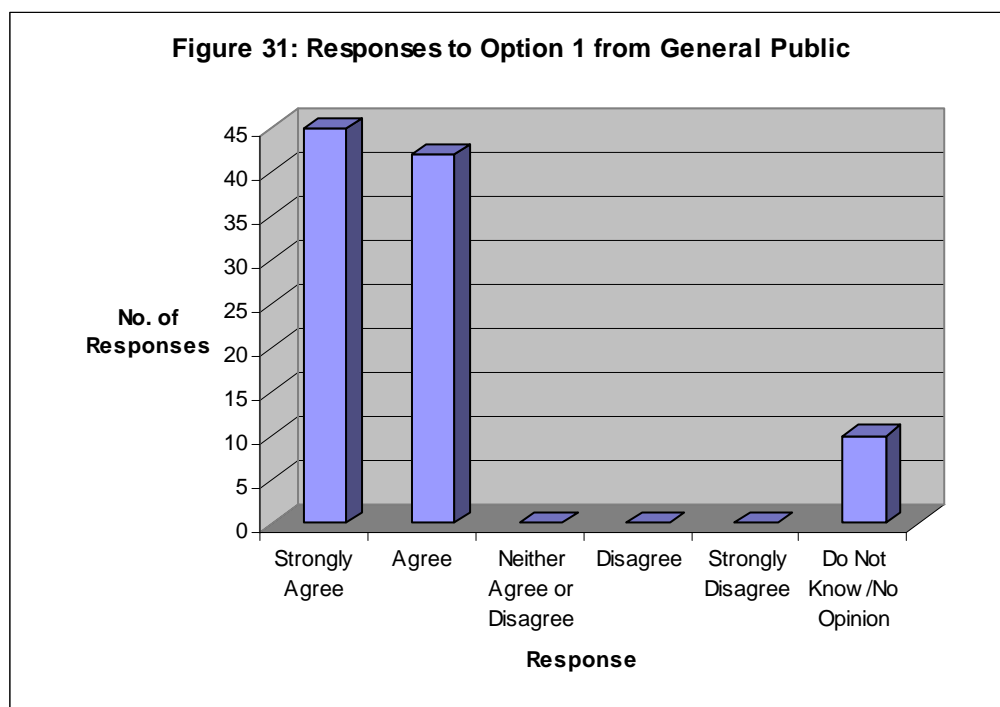
Four options were provided in relation to the issue of biodiversity and these were as follows:

- **Option 1** – Where possible all developments should provide some positive benefit for biodiversity and the natural environment.
- **Option 2** – Developments which cause unnecessary harm to biodiversity and the natural environment should be resisted wherever possible.
- **Option 3** – Prioritise the protection of biodiversity and the natural environment highly, but weigh this against social and economic objectives when considering development proposals.
- **Option 4** – Consider the impacts from development in a wider environmental context, paying attention to potential effects over the ability of biodiversity to adapt to climate change.

The responses to each of the 4 options will now be considered in turn and analysed in depth to provide an overview of the keys issues and concerns that have arisen from respondents.

Option 1

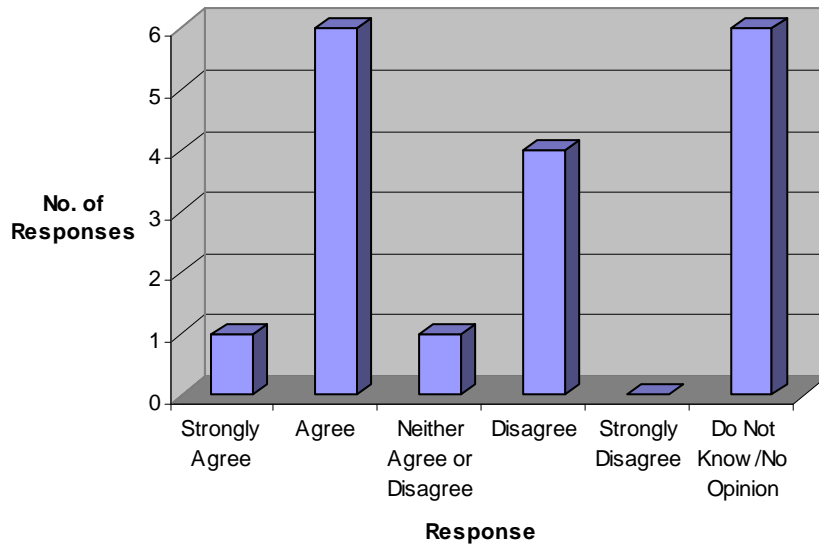
Responses from General Public



Option 1 was given significant support from the general public with 89% of respondents either agreeing or strongly agreeing that where possible all development should provide some positive benefit for biodiversity and the natural environment. Notably no local residents either disagreed or strongly disagreed with this option.

Responses from Statutory Consultees and Private Sector

Figure 32: Responses to Option 1 from Statutory Consultees & Private Sector

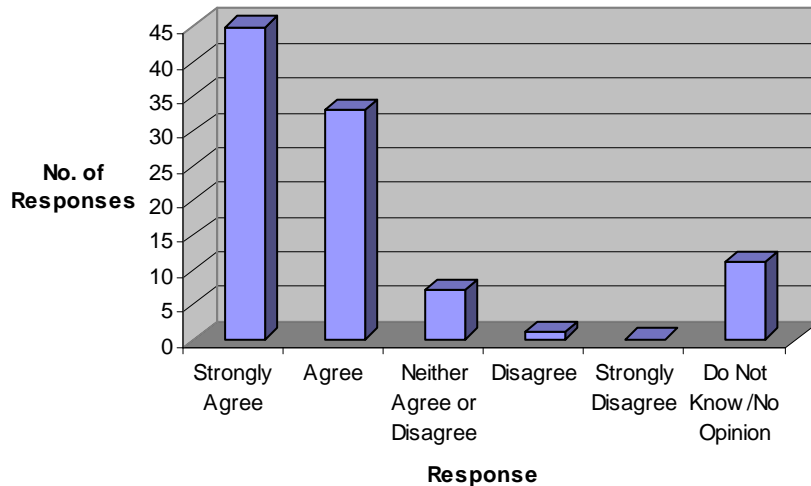


Some support was shown for this option from statutory consultees and the private sector with 38% of respondents either strongly agreeing or agreeing with option 1. However one third of respondents chose to give no opinion or did not know.

Option 2

Responses from General Public

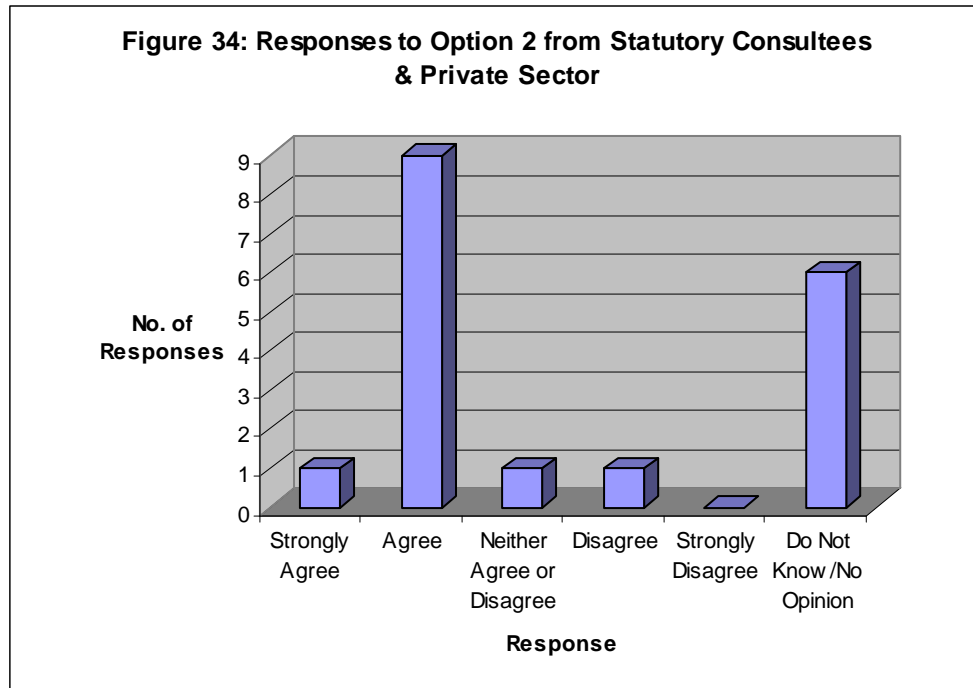
Figure 33: Responses to Option 2 from General Public



Responses to option 2 from the general public were once again favourable with 80% of respondents either agreeing or strongly agreeing that developments which would

cause unnecessary harm to biodiversity and the natural environment should be resisted.

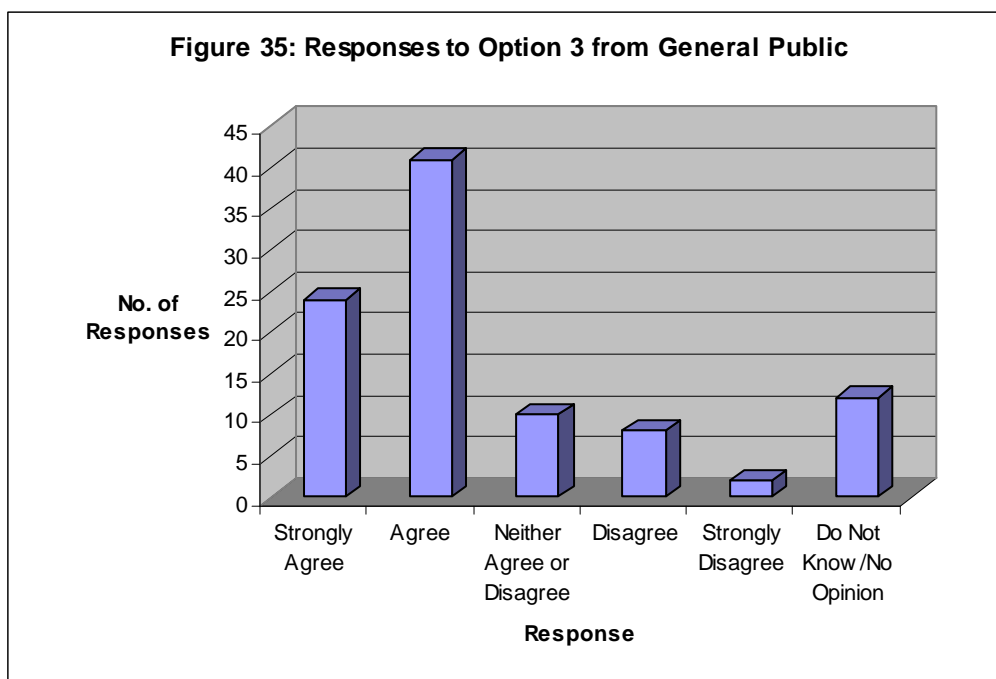
Responses from Statutory Consultees & Private Sector



The private sector and statutory consultees also supported option 2 with 55% of respondents either agreeing or strongly agreeing with the option. There were a noticeable number (33%) of respondents who either chose to give no opinion or did not know.

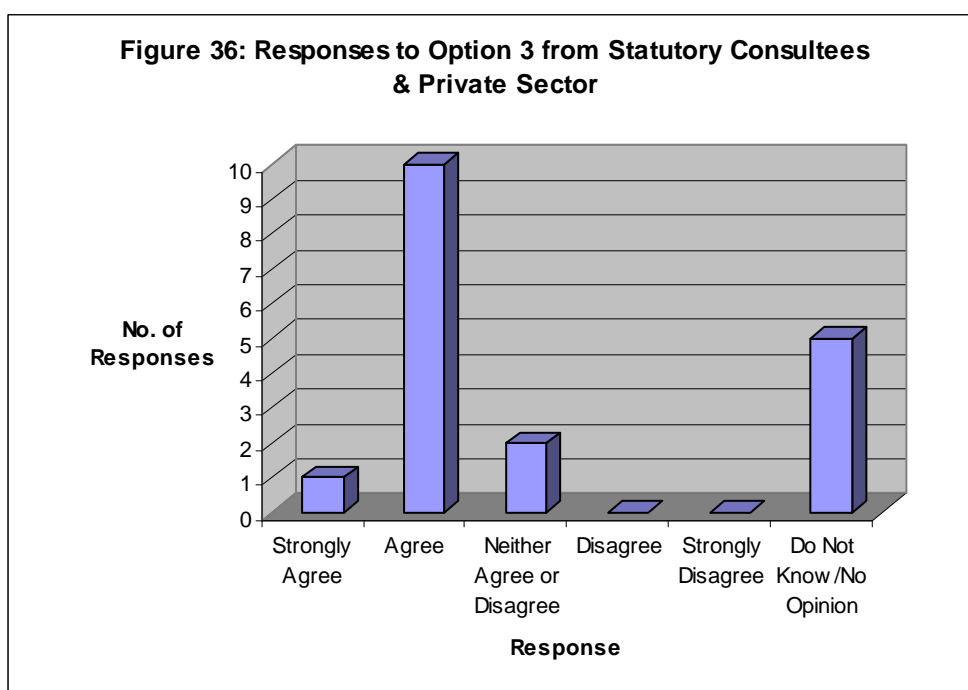
Option 3

Responses from General Public



Noticeable support was received from the general public in relation to option 3 with 67% of respondents either agreeing or strongly agreeing that it is important to prioritise the protection of the natural environment highly, but weigh this against social and economic objectives when considering development proposals.

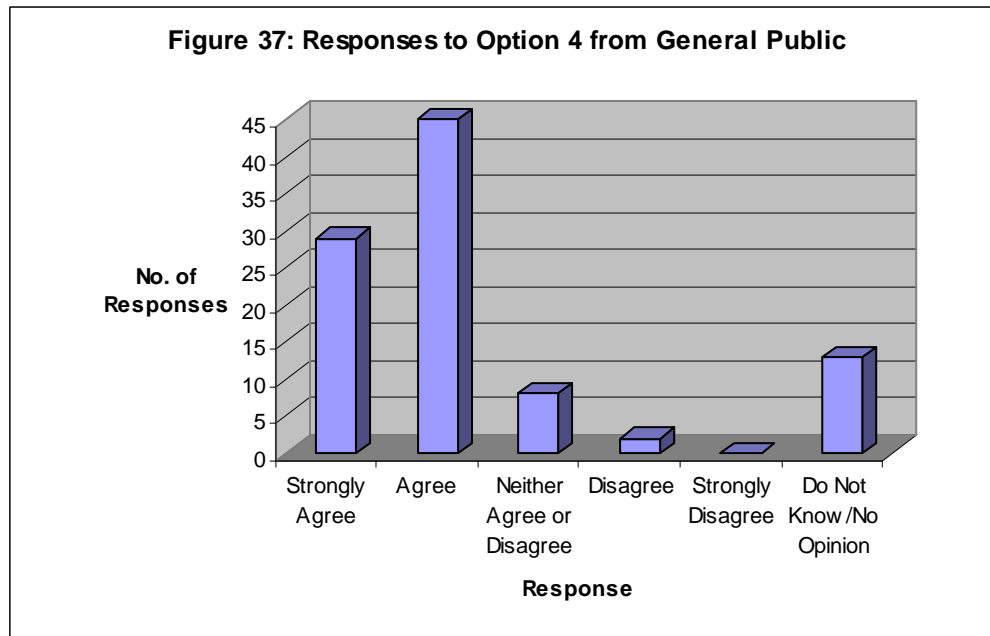
Responses from Statutory Consultees & the Private Sector



A similar level of support was received to this option from statutory consultees and the private sector with 61% of respondents either agreeing or strongly agreeing with option 3.

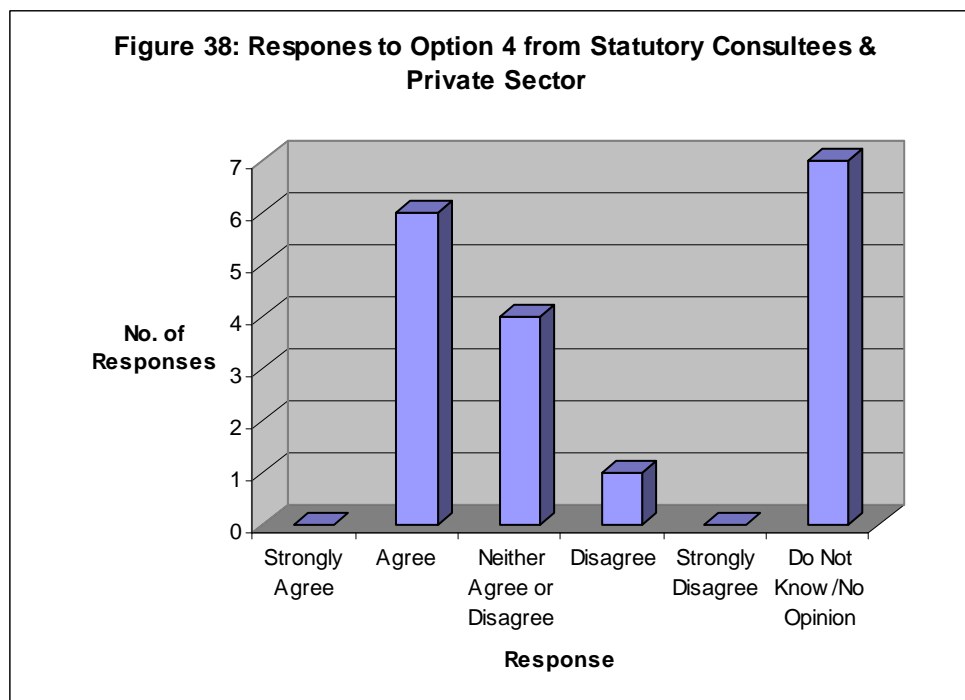
Option 4

Responses from General Public



The general public also gave significant support for option 4 with 76% of respondents either agreeing or strongly agreeing that it was necessary to consider the impacts of from development in a wider environmental context, paying attention to potential effects of the ability of biodiversity to adapt to climate change.

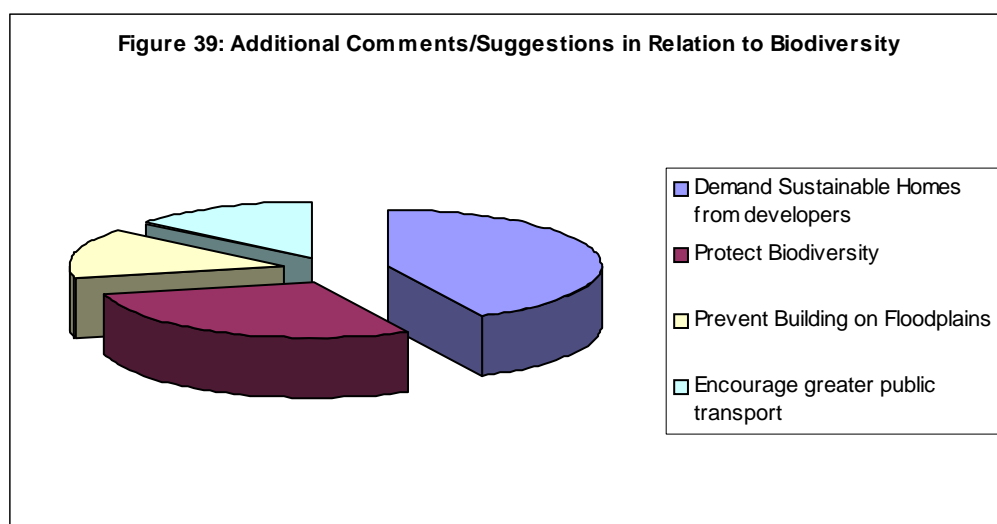
Responses from Statutory Consultees & Private Sector



Some support was shown for this option by statutory consultees and the private sector, although this level of support is significantly below that of the general public. Just one third of respondents agree with option 4.

Further Comments

Respondents had the opportunity provide any further comments and suggestions in relation to biodiversity. The additional suggestions of local residents in relation to biodiversity are shown in figure 21.



Whilst there were only a small percentage of local residents who added additional comments the most popular response was that the council should demand more eco-friendly homes from developers. Others also stressed the need to protect biodiversity wherever possible.

- The Hereford & Worcestershire Earth Heritage Trust consider that any policies should conform with PPS9 and make reference to geological conservation, RIGS and geodiversity.
- Shire Consulting consider that a balanced approach derived from option 3 is the best way forward. They feel that too often the needs of the present are forgotten in this balancing process.
- Hagley Parish Council consider that severe harm to the natural environment should be avoided however they query whether requiring all developments to make a positive contribution to biodiversity is a realistic aim.
- The West Midlands Regional Assembly consider that all 4 options are in conformity with Policy QE7 of the RSS.
- King Sturge (on behalf of Countrywide Homes Ltd) consider that it is unrealistic to expect improvements to biodiversity on all development

proposals due to the cost implications. However, they feel the issue should be assessed on a site-by-site basis.

Summary

- All 4 options generally received support from local residents however greatest support was given to options 1 and 2 which stress the importance of developments providing some positive benefit for biodiversity and ensuring that developments that cause unnecessary harm to biodiversity should be resisted.
- Option 3 received the greatest level of support from statutory consultees and the private sector, this is probably because the protection of wildlife is balanced against social and economic factors.
- Many firms considered it unrealistic to expect improvements in biodiversity on all sites due to the cost implications.
- It is considered that all 4 options are in conformity with the RSS but the Earth Heritage Trust feel that any policies should conform with PSS9 and make reference to geological conservation, RIGS and geodiversity.

SUMMARY OF RESPONSES

General public responses

Issue A - New Housing Growth

Option 1

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
30	37	13	11	4	3	98

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
13	36	6	22	18	3	98

Option 3

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
14	41	10	20	5	8	98

Option 4

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
8	17	6	28	35	4	98

Issue B1 - Climate Change & Renewable Energy

Should we start planning to adapt to climate change?

Yes	No
95	3

If yes - how?

Renewable Energy	19
Self Sufficient Homes	10

If No - Why?

It's a myth!	1
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Recycling	10
Tax Incentives	4
Improve Public Transport	8
Population Control	4
Improve Drainage	5
Improve Education/Public Awareness	10
Plant Trees	3
Reduce Emissions	5
Better Insulation for all Buildings	4
Limit Car Use	5

Option 1

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
41	44	5	0	0	8	98

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
29	42	12	8	0	7	98

Option 3

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
33	42	10	2	0	11	98

Issue B2 - Flooding

Option 1

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
64	19	6	4	0	5	98

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion
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	63	27	2	2	0	4	98
Option 3							
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion		
	60	33	3	0	0	2	98
Option 4							
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion		
	50	35	5	1	0	7	98
Other Comments/Considerations							
Balancing Ponds used as Recreational feature		2					
Carefully plan & design homes in floodplains		3					
Widen & deepen rivers		3					
Keep water courses clear		5					
Plant Trees		1					

Issue B3 - Waste & Recycling

Option 1							
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion		
	52	37	3	0		6	98
Option 2							
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion		
	49	36	6	0	0	7	98
Option 3							
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion		
	42	41	6	1	0	8	98

Issue B4 - Biodiversity

Option 1

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
45	43	0	0	0	10	98

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
46	33	7	1	0	11	98

Option 3

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
24	42	10	8	2	12	98

Option 4

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
30	45	8	2	0	13	98

Further Comments/Suggests

Demand Sustainable Homes from developers	3
Protect Biodiversity	2
Prevent Building on Floodplains	1
Encourage greater public transport	1

Other responses

Issue A - New Housing Growth

Option 1						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
5	9	2	0	3	2	21
Option 2						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
8	3	1	6	2	1	21
Option 3						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
5	8	2	4	0	2	21
Option 4						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
2	5	5	4	3	2	21

Issue B1 - Climate Change & Renewable Energy

Should we start planning to adapt to climate change?

Yes No

Option 1						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3	7	3	1	0	7	21
Option 2						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3	2	2	5	3	6	21
Option 3						
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
2	7	2	1	2	7	21

Issue B2 - Flooding

Option 1

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3	8	3	1	0	6	21

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
2	12	1	1	0	5	21

Option 3

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3	11	1	0	0	6	21

Option 4

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
1	13	0	1	0	6	21

Issue B3 - Waste & Recycling

Option 1

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
4	9	1	1	0	6	21

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3	9	1	1	0	7	21

Option 3

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
2		3	3	5	1	7
						21

**Issue B4 -
Biodiversity****Option 1**

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3		6	1	4	0	7
						21

Option 2

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
3		9	1	1	0	7
						21

Option 3

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
1		12	2	0	0	6
						21

Option 4

Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Do Not Know/No Opinion	
1		7	4	1	0	8
						21

Appendix 13

Stakeholder meetings

Community Infrastructure Levy (CIL): Education

Notes of meeting

at
Redditch BC
17/04/08 10am

Present:

Ashley Baldwin (Redditch BC) CHAIR
Ernest Amoako (Stratford on Avon DC)
Rosemary Williams (Bromsgrove DC)
Val Houghton (Worcestershire County Council)
Phil Astle (Warwickshire County Council)
Joseph ? (Warwickshire County Council)
Phil Reid (Learning Skills Council)

1) Overview of CIL

The Government have introduced provisions within the Planning Bill to establish a CIL. The principle of securing developer contributions towards infrastructure, to mitigate against the impact of development is a well established process. It is envisaged a standard charge would be levied on all new development. 2 Stages of process include;

- 1) examine what infrastructure is needed and the cost
- 2) work out what contribution would be appropriate

Need to formulate a draft charging schedule with rates etc. This work must be kept under review to reflect changes in circumstances.
The existing S.106 would supplement the CIL.

Even if CIL is not adopted this work will not be wasted as it is essential for the development of the Core Strategies of each Authority.

Redditch, Bromsgrove and Stratford have decided to adopt a joint approach to this work for reasons of economies of scale and also to ensure a consistent approach.

2) Development Options

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. These figures, together with corresponding employment growth, are likely to

significantly increase due to Baroness Andrews intervention and as Redditch is proposed as an SSD.

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.

It was recognised that each site indicated on WYG plan would have different implications for infrastructure.

RSS doesn't provide the split of the additional 3300 between SUA and Bromsgrove.

In the previous transport meeting there was difficulty in providing transport answers on what was needed as there was too many potential plots at this stage. Therefore there was a need to narrow down the plots but this is itself is not an easy task.

The WYG report does give an indication of capacities at each site.

Webheath ADR	600
A435 ADR	800
Winyates Green	450

Capacity depends on each individual site which may have unique characteristics which affect density

Baroness Andrews study will increase figures. Consultants have now been appointed to carry out this further work (Nathaniel Lichfield).

Redditch Issues and Options puts forward the ADR's as likely to take the housing growth plus some brownfield sites and then after that growth is likely to be to the north of Redditch into Bromsgrove. The coalescence of settlements is an issue if growth is located south of Redditch. Have ruled out development on green belt to South/West

Warks operates 2 tier system whereas Worcestershire operates a 3 tier system.

V.H. Worcs has no plans at the moment to change to a 2 tier system but this may be reviewed.

P.A. Mappleborough Green school fills with Redditch pupils, as do 3 primary schools in Studley and the secondary school.

Tanworth in Arden school is one form entry and takes pupils from Solihull. Also within Grammar School circle so would have impact on Grammar Schools in Alcester/Stratford.

Need to know the number of new houses which are likely to be built and their location to assess impact on schools and devise a strategy to cope with the influx. 50 new houses is unlikely to have much of an impact but 3-400 would. Also demographic profile and the type of housing proposed would have an impact on likely numbers of school age children, such as housing for the elderly, affordable housing or apartments.

Redditch requires 40% affordable housing on applications over 15 units.

Birth rate stopped falling in 2001, stabilised in 2002 and has increased most years since except in 2004/5 where there was a blip.

3) Next steps

Agreed to meet again when there is firmer information on where growth is likely to be located.

**Community Infrastructure Levy (CIL):Housing
Notes of meeting
at
Stratford- on- Avon DC
22 May 2008 2pm**

Present:

Colin Staves (Stratford on Avon DC) CHAIR
Ernest Amoako (Stratford on Avon DC)
Ashley Baldwin (Redditch BC)
Rosemary Williams (Bromsgrove DC)
Tim Wade (Bromford Housing Association)
Paul Hanley (Jephson Housing Association)
Neil ? (South Warwickshire Housing Association?)
Rob Gardner (GVA Grimley/ English Partnerships)
Michael Foster

1) Purpose of meeting

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. RSS doesn't provide the split of the additional 3300 between SUA and Bromsgrove.

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.
Further work is to be commissioned to identify this spilt in order to inform our responses to the RSS and our respective core strategies.

2) Overview of CIL

The S 106 agreement process has raised issues/concerns in the past for eg over the length of time taken to negotiate. Many authorities are moving towards a tariff based approach and this has been adopted in Stratford with regards to Transport and open space provision. The proposed planning gain supplement is not proceeding and the whole approach is being reviewed. The

Government have introduced provisions within the Planning Bill to establish a CIL. The existing S.106 would supplement the CIL. It looks at the whole of the community infrastructure that would be required. It is firmly based on “uplift” in the value of land. The beginning of the process is to develop a methodology that is sound, fair and reasonable.

PH pointed out that housing associations are sometimes developers and the S106 is sometimes a major disadvantage to them and therefore would a formula be developed which applied specifically to them? S106 often disables development to proceed on major affordable developments.

CS it is the intention to formulate a costed robust infrastructure package for the area against which we can calculate the levy

TW stated that as affordable housing is based on need, by definition they are not creating any additional demand in an area, for example, with regards to education. The profit margins are critical for housing associations. They obtain a grant from the housing corporation to fund affordable housing but this does not include provision for S106 monies. Ideally they would like to discount these costs off the price of land but often land owners do not want to negotiate.

AB the idea of CIL is not to put developers off developing. LA's are obliged to look at areas of growth and examine costs of infrastructure and base the CIL on this work

2) Development Options

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.

Further work is to be commissioned to identify this split in order to inform our responses to the RSS and our respective core strategies. The best locations are likely to be those that are sustainable

Furthermore the implications of the Code for Sustainable Homes was discussed ie code 3/4 needing to think about combined heat/power renewables and code 6 equating to carbon neutrality. Renewables need to be incorporated across the whole site but for the market sector it is voluntary.

CS pointed out that the emerging RSS has a helpful policy in this respect.

Affordable housing policies are different in all three areas. Moratorium in place in Stratford and Bromsgrove but lifted in Redditch. Affordability will be different between the 3 areas.

There was a view that CIL should not be applied to affordable housing schemes.

3) Next steps

It is likely to be September before we get a draft of the additional study. A need was identified to involve housing colleagues in future discussions. Agreed to meet again when there is firmer information on where growth is likely to be located.

Community Infrastructure Levy (CIL):Transport
Notes of meeting
at
Redditch BC
20/03/08 9.30 am
Council Chamber

Present:

John Staniland (Redditch BC)
Ashley Baldwin (Redditch BC) CHAIR
Ernest Amoako (Stratford on Avon District Council)
Rosemary Williams (Bromsgrove DC)
Sumi Lai (Bromsgrove DC)
Colin Mercer(Highways Agency)
Peter Rose (Dial a Ride)
Kate Emmerson (Worcestershire County Council)
Karen Hampshire? (Worcestershire County Council)
Adrian Hart (Warwickshire County Council)
Shirley Reynolds(Warwickshire County Council)

Apologies:

Lianne Wakeman (Network Rail)

1) Overview of CIL

The Government have introduced provisions within the Planning Bill to establish a CIL. The principle of securing developer contributions towards infrastructure, to mitigate against the impact of development is a well established process. It is envisaged a standard charge would be levied on all new development. 2 Stages of process include;

- 3) examine what infrastructure is needed and the cost
- 4) work out what contribution would be appropriate

Need to formulate a draft charging schedule with rates etc. This work must be kept under review to reflect changes in circumstances.
The existing S.106 would supplement the CIL.

Whilst the CIL is in its early stages of passage and subject to a parliamentary decision, CLG intend to formally consult on the draft regulations in Autumn 2008 with a view to finalising them in Spring 2009.

Even if CIL is not adopted this work will not be wasted as it is essential for the development of the Core Strategies of each Authority.

Redditch, Bromsgrove and Stratford have decided to adopt a joint approach to this work for economies of scale and also to ensure a consistent approach towards the issue of Redditch proposed growth and status as a Settlement of Significant Development (SSD).

2) Development Options

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. These figures are likely to significantly increase due to Baroness Andrews intervention and as Redditch is proposed as an SSD.

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas. Also, it is expected that Redditch would not be able to accommodate all its employment needs within the district but some have to be in Bromsgrove and/or Stratford districts.

Joint working on accessibility mapping has commenced between Worcs CC and Redditch BC. So far a brief for this work has been prepared.

It was recognised that each site indicated on WYG plan would have different implications for infrastructure.

RSS doesn't provide a split between SUA and Bromsgrove, which should ideally be dictated as part of the strategic Review rather than being left to Districts to determine.

A435 (Studley By- Pass) opportunity for residential and employment development. This would affect plots 14/15/16/17.

Orders have now been revoked and is unlikely to be funded in the near future from any other source apart from in association with development. Not a major scheme in current programme so at earliest would be post 2016. It would be a significant development in Warks. The majority of the land is in the ownership of English Partnerships who were to sell/have sold? the Warks CC at a nominal fee with the facility to clawback facility if road was not to proceed and land was used for housing development.

It is expected that the coming Local Transport Plan in Warwickshire will emphasise the development impacts of infrastructure.

Levy proportionate to uplift in land value. Not anticipated that CIL would fund 100% of infrastructure costs particularly if there were wider community/ environmental benefits. CIL must not undermine viability. In other words, after a plot is identified for development, transport needs should be identified

followed by measures to deal with the needs. Despite the needs could be accommodated by current capacity or new infrastructure is required, demonstration of support by WCC and HA throughout the period of the C/S up to 2026 was essential. The core strategy must contain deliverable proposals, if not it will be found unsound and therefore if new infrastructure is required, the need to get funding mechanisms identified was considered critical.

HA would not fund, as funding for additional road infrastructure comes bottom of the list.

Similar position with the Bordesley By Pass which has a valid planning consent.

Improvement of rail linkages to Birmingham with an increase in frequency of 2 trains to 3 per hour proposed. Links with new station proposed at Bromsgrove. The RSS emphasises sustainable development and therefore the emphasis on through roads should come further down list of priorities with improved public transport at top.

General recognition of need for sites to be sifted first and then infrastructure needs worked out as different sites have different infrastructure requirements.

The need for Redditch to develop a vision was emphasised and this will determine which plots are more appropriate to bring forward but this needs to be done in conjunction with Bromsgrove and Stratford. Transport issues should not dictate where development goes. Also policy issues need to address the density requirements in new development, should it follow Redditch model or requirements set out in PPS3. The political agenda also needs to be factored in, as Districts are making various representations regarding proposals in the RSS revision.

3) Next steps

1. 3 districts to work together to narrow down plot options, preferably by end of April or early May so that it could feed in to WCC's study/modelling?
2. accessibility modelling
3. methodology to look at all sites and agree between all concerned
4. need for regular forum meetings agreed as being useful way forward meetings to be bi-monthly

4) AOB

Network Rail has role to play in future meetings. Need to discuss rail implications for area Bromsgrove and Redditch Stations

Community Infrastructure Levy (CIL): Utilities
Notes of meeting
at
Redditch BC
09/05/08 10am

Present:

Rosemary Williams (Bromsgrove DC) CHAIR
Ashley Baldwin (Redditch BC)
Ernest Amoako (Stratford on Avon DC)
Matt Foster (Severn Trent Water)
Eric Homer (Central Networks)
Ian Binks (BT)

1) Overview of CIL

The Government have introduced provisions within the Planning Bill to establish a CIL. The principle of securing developer contributions towards infrastructure in order to mitigate against the impact of development is a well established process. It is envisaged a standard charge would be levied on all new development. 2 stages of process include;

- 5) examine what infrastructure is needed and the cost
- 6) work out what contribution would be appropriate

Need to formulate a draft charging schedule with rates etc. This work must be kept under review to reflect changes in circumstances.
The existing S.106 would supplement the CIL.

Even if CIL is not adopted this work will not be wasted as it is essential for the development of the Core Strategies of each Authority.

Stratford, Bromsgrove and Redditch, have decided to adopt a joint approach to this work for reasons of economies of scale and also to ensure a consistent approach.

2) Development Options

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. These figures, together with corresponding employment growth, are likely to significantly increase due to Baroness Andrews intervention and as Redditch is proposed as an SSD. Nathaniel Lichfield is undertaking a study on behalf of

GOWM to identify options for higher housing numbers in the draft Regional Spatial Strategy Phase 2.

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.

It was recognised that each site indicated on WYG plan would have different implications for infrastructure.

RSS does not provide the split of the additional 3300 dwellings between SUA and Bromsgrove.

In the previous meetings it was decided that there were too many potential plots at this stage to provide meaningful answers in transportation terms as this often involved modelling. Therefore there was a need to narrow down the plots but for various reasons, including politics, this is itself is not an easy task.

In relation to cross border issues it is necessary to narrow sites down further in order for the utilities to provide information on infrastructure requirements. Central Networks stated that it is imperative employment growth locations are determined because this has a great impact on their infrastructure requirements.

The WYG report does give an indication of capacities at each site.

Capacity depends on each individual site which may have unique characteristics which could affect densities.

Furthermore the Baroness Andrews study is likely to increase the figures still further. Consultants have now been appointed to carry out this work (Nathaniel Lichfield).

Redditch Issues and Options puts forward the ADR's as likely to take the housing growth plus some brownfield sites and then after that growth is likely to be to the north of Redditch into Bromsgrove. The coalescence of settlements is an issue if growth is located south of Redditch. Development on green belt to South/West has been ruled out due to constraints on the land.

The utility providers also need an idea of phasing.

An issue was also raised in relation to double charging e.g. OFWAT already charge developers for certain costs. Therefore we need to define what we are charging for.

3) Next steps

Agreed to meet again when there is firmer information on where growth is likely to be located. AB to email key diagram and WYG extract.

Community Infrastructure Levy (CIL):Blue Lights
Notes of meeting
at
Redditch BC
29/05/08 10am

Present:

Rosemary Williams (Bromsgrove DC) CHAIR
Ashley Baldwin (Redditch BC)
Alexa Williams (Redditch BC)
Ernest Amoako (Stratford on Avon DC)
Tony Love
Mark English
Eddie Mills
Steve Fellows
Jim Still

1) Overview of CIL

The Government have introduced provisions within the Planning Bill to establish a CIL. The principle of securing developer contributions towards infrastructure in order to mitigate against the impact of development is a well established process. It is envisaged a standard charge would be levied on all new development. 2 stages of process include;

- 1) examine what infrastructure is needed and the cost
- 2) work out what contribution would be appropriate

Need to formulate a draft charging schedule with rates etc. This work must be kept under review to reflect changes in circumstances.
The existing S.106 would supplement the CIL.

Even if CIL is not adopted this work will not be wasted as it is essential for the development of the Core Strategies of each Authority.

Stratford, Bromsgrove and Redditch, have decided to adopt a joint approach to this work for reasons of economies of scale and also to ensure a consistent approach.

2) Development Options

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. These figures, together with corresponding employment growth, are likely to

significantly increase due to Baroness Andrews intervention and as Redditch is proposed as an SSD.

The White Young Green (WYG) study examined issues/implications/constraints of development but didn't develop this work into a prioritised list of development areas.

It was recognised that each site indicated on WYG plan would have different implications for infrastructure.

RSS does not provide the split of the additional 3300 dwellings between SUA and Bromsgrove.

In the previous meetings it was decided that there were too many potential plots at this stage to provide meaningful answers. Therefore there was a need to narrow down the plots but for various reasons, including politics, this is itself is not an easy task.

The WYG report does give an indication of capacities at each site.

"Redditch Borough Council has assessed the combined capacity of Webheath and Brockhill at 525 dwellings for each period 2006-16 and 2016-26, a total of 1050 dwellings" ... "we estimated that the designated A435 ADR, the adjoining land to the west of the A435 and the Winyates Green Triangle site could potentially accommodate some 898 dwellings"

Capacity depends on each individual site which may have unique characteristics which could affect densities.

Furthermore the Baroness Andrews study is likely to increase the figures still further. Consultants have now been appointed to carry out this work (Nathaniel Lichfield).

Redditch Issues and Options puts forward the ADR's as likely to take the housing growth plus some brownfield sites and then after that growth is likely to be to the north of Redditch into Bromsgrove. The coalescence of settlements is an issue if growth is located south of Redditch. Development on green belt to South/West has been ruled out.

Informally it has been agreed to finance a second stage to the White Young Green Study which would narrow down the plots. This would enable a better understanding for infrastructure providers as to the level of requirements.

Key issues

Tony Love cited sites 4, 5, 14, 15, and 8 to 11 as favourable from a police perspective.

Sites 9, 10 and 11 could cause issues for Bromsgrove police.

3) Next steps

**Notes of meeting
Core Strategy
Stakeholder meeting 1 (Police)
4th July 2008 2pm
Room 8**

Present:

Mike Dunphy- Strategic Planning Manager	}	
Rosemary Williams- Principal Strategic Planning Officer	}	BDC
Graham Rocke- Communtiy Safety Manager	}	

Tony Love- Chief Inspector- Bromsgrove	}	
Jim Stobie- Head of Estate Services	}	West Mercia Police
Andy Husband Strategic Development Manager	}	

1) Purpose of meeting

RW explained the purposes of the meeting;

- To follow on from the CIL and talk specifically about Bromsgrove and the Core Strategy
- Sharing of information to foster understanding – the core strategy, implications of the RSS, how each organisation works, identify any potential problems at an early stage

2) The Core Strategy

RW explained the background to the Core Strategy- where it fits in the LDF and its structure which comprises 4 parts, spatial vision; strategic objectives; core policies and implementation and monitoring framework. Also explained the likely programme, preferred options late October, Submission Spring 2009 and EiP Autumn 2009.

3) RSS implications (recap)

RW explained housing figures in the Preferred option RSS, that it was subject to consultation until December 2008. Also explained about Baroness Andrews letter, the study being done by Nathaniel Lichfield Partnership and that this was due to be completed by October 2008.

Then looked in detail at implications for Bromsgrove;

- 1) 2100 housing units (likely to increase but no idea by how much as a result of Nathaniel Lichfield's work)
- 2) 3300 housing units to cater for Redditch's needs in Bromsgrove and/or Stratford adjacent to the Redditch boundary.

MD Explained about WYG 1 study and how it concluded that most of the growth was likely to take place to the north of Redditch ie in Bromsgrove.

Also explained WYG2 study has just started and how this would hone down in more detail on where growth should go, justifying these recommendations. It would also examine whether there is any capacity on open space (specifically amenity and semi natural open space) in Redditch, which is 3 times more than neighbouring authorities, due to it being planned as a New Town.

5) Service implications

JS estimated that to maintain the current ratio of police officers per head of population an increase in 5000 housing units would equate to 11 more police officers. So with increased housing figures could mean between 11-20.

TL Existing neighbourhood posts are at Rubery, Hagley, Wythall, ambulance station and Buntsford Park.

Inadequate neighbourhood post at ambulance station by M42 junction. Ideally this could be relocated (the police element) into a purpose built unit on the Perryfields ADR in the heart of development, perhaps as part of a community facility.

Ideally they prefer “islands of development” as this is the type of development that they are used to policing. MD explained that this form of development doesn’t stack up in terms of sustainability, that it is contrary to green belt policy and also the RSS which states that the Redditch growth should be adjacent to its boundary.

In terms of Redditch growth it is likely that the first phase will be done within its boundaries but although this is a 20 year strategy, from historical evidence it is likely that most of the build out will be before this time period.

From the police point of view in terms of response rates in relation to the Redditch growth, this would be more efficiently policed from Redditch due to distances involved, resulting in the Redditch police taking the financial contributions.

In terms of Bromsgrove town centre, it was considered that any proposed evening venues would be easier to police if they are clustered. Concerns regarding pavement seating areas/ the conflict with the High St being an alcohol free zone and the differences between the nature of the High St during the day and evening were discussed. GR highlighted the need to consider CCTV early in the process.

6) Next steps

JS to prepare a minimum response on the basis of discussions so far, with a qualified response when the actual growth proposed is known.

RW to send out copies of all issues and options work done so far.

JS suggested a meeting of all stakeholders together would be useful, as it facilitated joint working between stakeholders. This had been done at Worcester and was found to be very useful.

7) AOB

JS considered a masterplan for the future development of Perryfields should be prepared.

Core Strategy Stakeholder meeting

Education

10/09/08

Conference Room

Bromsgrove District Council

Present:

Valerie Houghton (Worcestershire County Council)
Sarah Smith (Worcestershire County Council)
Frances Roberts (Learning Services Council)

Rosemary Williams (Bromsgrove District Council) CHAIR
Andrew Fulford (Bromsgrove District Council)
Adam Harvey (Bromsgrove District Council)

ACTION

Purpose of meeting

To exchange information, update on progress, identify any showstoppers and future joint working.

Progress

Work is progressing on preparation of the evidence base with various studies being carried out by external consultants or in-house as follows:

Strategic Flood Risk Assessment (jointly with Redditch by Royal Haskoning)
Water Cycle Study (jointly with Redditch by Royal Haskoning)
Employment Land Review (Drivers Jonas)
SHLAA (in house)
Housing Market Assessment
PPG17 Open Space (PMP)

An early draft Core Strategy document has been prepared which was available at the meeting. It has been circulated to Members but is confidential at present. Its current status is a working draft with acknowledged information gaps and potential inaccuracies, as it is dependant upon the results of the abovementioned studies which are all due for imminent completion.

The Nathaniel Lichfield Partnership work, which is exploring ways to increase the housing figures across the region, is due to be completed by 7th October. This will inform CLG's response to the WMRSS. Consultation on the RSS ends 8th December with the EiP in 2009.

The White Young Green 2 study is also progressing (commissioned by Bromsgrove District, Stratford District, Redditch Borough and Worcestershire County Councils) which is refining the work carried out in the first phase study to examine where the proposed growth (in the RSS) for Redditch should be located. The proposed housing growth for Redditch is at present 6600, 3300 of which can possibly be located within the administrative boundaries of Redditch and the remaining 3300 must be located in the neighbouring districts of Bromsgrove and/or Stratford adjacent to the boundary of Redditch. These figures could increase as a result of the NLP work and WYG are providing a contingency for this. There is also a corresponding figure in relation to employment growth.

The RSS at present identifies housing growth of 2100 for the Bromsgrove District up to 2026. Some of this allocation has already been met and a more realistic figure of future growth is therefore 1400. This could be easily provided via the development of windfall sites and former Areas of Development Restraint (ADR's) most likely the Perryfields area located to the north of Bromsgrove town south of the M5 motorway, which would form a barrier to further encroachment into the countryside.

Timetable

The Core Strategy Preferred Option document is to go out to public consultation 31 October 2008. This is synchronised with both Stratford and Redditch councils' launch of their Core Strategy Preferred Option consultation.

EiP is planned for Spring 2009.

Location of growth

Much of the Bromsgrove growth is likely to be located in the Perryfields ADR situated to the south of the M5 and to the north of Bromsgrove town, the M5 providing a useful barrier to further encroachment into the Green Belt. It is likely to accommodate approximately 1000 units depending on density. It is estimated Bromsgrove town itself has capacity of around 300 units. With regards to the other ADR's, Alvechurch has capacity for around 3-400 units, catshill approx. 100 units and

<p>Hagley approx. 100 units.</p> <p>In terms of Redditch Growth it is likely that growth areas will be identified to the North of Redditch in Bromsgrove District.</p> <p>FR said that demographics and phasing would impact on demand.</p> <p>RW stated that a high percentage of affordable housing was likely to be included in the new development. In terms of phasing as a rough guide new development was likely to come on stream in the short to medium term but of course this was dependant upon many variables not least the “credit crunch” and its current detrimental impact on construction industry.</p> <p>FR stated that the majority of construction workers would be in London building works in relation to the Olympics 2012.</p> <p>Education Issues</p> <p>Bournville College is moving to Longbridge which will have knock on benefits for Bromsgrove District.</p> <p>Sidemoor First school (5-9 yr olds is under capacity). It is a feeder to Parkside middle (9-13 yr olds) and then Bromsgrove North High School.</p> <p>They work on 2 form entry 60 pupils per year which is considered to be the optimum intake for schools.</p> <p>There is a lot of capacity in Catshill but would probably be considered too far to travel from Perryfields, usually it is preferred that first schools are within walking distance from the home.</p> <p>FR outlined “The Initiative” which links new building works with apprenticeship training, BTEC qualification for 14 year olds and schools curriculum. Benefits included meeting many LAA targets, decreasing vandalism, retention of young people within the area. There is funding available for a person to co-ordinate such an initiative and it is preferable to start thinking about it as early as possible in the process as there is much to organise.</p> <p>FR also explained the Public Service challenge which most authorities were signed up to but Bromsgrove isn't</p> <p>Development in Charford is unlikely to be a problem in terms of capacity.</p>	<p>FR to forward further information to RW</p>
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Redditch growth is likely to cause the most problems.	
Next Steps Draft Core Strategy circulated RW to circulate contact details to everyone.	All to feedback comments by end September 2008

Core Strategy Stakeholder meeting

Highways Agency

03/09/08

Room 8

Bromsgrove District Council

Present:

Colin Mercer (Highways Agency)
Michael Dunphy (Bromsgrove District Council)
Rosemary Williams (Bromsgrove District Council)

Purpose of meeting

To identify any showstoppers, update on progress with preparation of core strategy, exchange of information and working together.

Progress

Work is progressing on preparation of the evidence base with various studies being carried out by external consultants or in-house as follows:

Strategic Flood Risk Assessment (jointly with Redditch by Royal Haskoning)
Water Cycle Study (jointly with Redditch by Royal Haskoning)
Employment Land Review (Drivers Jonas)
PPG17 Open Space (PMP)
SHLAA (in house)
Housing MA

An early draft Core Strategy document has been prepared which was available at the meeting. It has been circulated to Members but is confidential at present. Its current status is a working draft with acknowledged information gaps and potential inaccuracies, as it is dependant upon the results of the abovementioned studies which are all due for imminent completion.

The Nathaniel Lichfield Partnership work, which is exploring ways to increase the housing figures across the region, is due to be completed by 7th October. This will inform CLG's response to the WMRSS. Consultation on the RSS ends 8th December with the EiP in 2009.

The White Young Green 2 study is also progressing (commissioned by Bromsgrove District, Stratford District, Redditch Borough and Worcestershire County Councils) which is refining the work carried out in the first phase study to examine where the proposed growth (in the RSS) for Redditch should be

located. The proposed housing growth for Redditch is at present 6600, 3300 of which can possibly be located within the administrative boundaries of Redditch and the remaining 3300 must be located in the neighbouring districts of Bromsgrove and/or Stratford adjacent to the boundary of Redditch. These figures could increase as a result of the NLP work and WYG are providing a contingency for this. There is also a corresponding figure in relation to employment growth.

The RSS at present identifies housing growth of 2100 for the Bromsgrove District up to 2026. Some of this allocation has already been met and a more realistic figure of future growth is therefore 1400. This could be easily provided via the development of windfall sites and former Areas of Development Restraint (ADR's) most likely the Perryfields area located to the north of Bromsgrove town south of the M5 motorway, which would form a barrier to further encroachment into the countryside.

Timetable

The Core Strategy Preferred Option document is to go out to public consultation 31 October 2008. This is synchronised with both Stratford and Redditch councils' launch of their Core Strategy Preferred Option consultation.

EiP is planned for Spring 2009.

Transport Issues

- Capacities of junctions in close proximity to areas of growth
- Air quality
- Public transport provision for example new Bromsgrove Railway station
- Access modelling

Next Steps

- HA to provide information on junction capacities
- HA (and consultants) to examine draft core strategy and identify if there are any difficulties arising by end of September
- BDC to forward White Young Green recommendations
- BDC to forward ELR summary (when available)
- BDC to forward SFRA summary (when available)
- BDC to forward SHLAA summary (when available)
- Next meeting to be arranged with HA and consultants (JMP, Mott McDonald and Grimley)

Core Strategy Stakeholder meeting

Utilities

09/09/08

Room 8

Bromsgrove District Council

Present:

Eric Homer (Central Networks)
Matt Foster (Severn Trent)
Geoff Bowen (BT)
Michael Dunphy (Bromsgrove District Council)
Rosemary Williams (Bromsgrove District Council)
Adam Harvey (Bromsgrove District Council)

ACTION	
<p>Purpose of meeting</p> <p>To identify any showstoppers, update on progress with preparation of core strategy, exchange of information and working together.</p> <p>Progress</p> <p>Work is progressing on preparation of the evidence base with various studies being carried out by external consultants or in-house as follows:</p> <p>Strategic Flood Risk Assessment (jointly with Redditch by Royal Haskoning) Water Cycle Study (jointly with Redditch by Royal Haskoning) Employment Land Review (Drivers Jonas) SHLAA (in house) Housing MA PPG17 Open Space (PMP)</p> <p>MF asked who had been consulted on the Water Cycle Study at Severn Trent and what level the WCS was been carried out to.</p> <p>An early draft Core Strategy document has been prepared which was available at the meeting. It has been circulated to Members but is confidential at present. Its current status is a working draft with acknowledged information gaps and</p>	<p>RW to investigate and forward information.</p>

potential inaccuracies, as it is dependant upon the results of the abovementioned studies which are all due for imminent completion.

The Nathaniel Lichfield Partnership work, which is exploring ways to increase the housing figures across the region, is due to be completed by 7th October. This will inform CLG's response to the WMRSS. Consultation on the RSS ends 8th December with the EiP in 2009.

The White Young Green 2 study is also progressing (commissioned by Bromsgrove District, Stratford District, Redditch Borough and Worcestershire County Councils) which is refining the work carried out in the first phase study to examine where the proposed growth (in the RSS) for Redditch should be located. The proposed housing growth for Redditch is at present 6600, 3300 of which can possibly be located within the administrative boundaries of Redditch and the remaining 3300 must be located in the neighbouring districts of Bromsgrove and/or Stratford adjacent to the boundary of Redditch. These figures could increase as a result of the NLP work and WYG are providing a contingency for this. There is also a corresponding figure in relation to employment growth.

The RSS at present identifies housing growth of 2100 for the Bromsgrove District up to 2026. Some of this allocation has already been met and a more realistic figure of future growth is therefore 1400. This could be easily provided via the development of windfall sites and former Areas of Development Restraint (ADR's) most likely the Perryfields area located to the north of Bromsgrove town south of the M5 motorway, which would form a barrier to further encroachment into the countryside.

Timetable

The Core Strategy Preferred Option document is to go out to public consultation 31 October 2008. This is synchronised with both Stratford and Redditch councils' launch of their Core Strategy Preferred Option consultation.

EiP is planned for Spring 2009.

Utilities Issues

Location of growth

Much of the growth is likely to be located in the Perryfields ADR situated to the south of the M5 and to the north of Bromsgrove town, the M5 providing a useful barrier to further

<p>encroachment into the Green Belt. It is likely to accommodate approximately 1000 units depending on density. In accordance with PPS3 it is likely to be higher densities perhaps 40-45 units per ha.</p> <p>It is estimated Bromsgrove town has capacity of around 300 units, Alvechurch 80-90 units.</p> <p>Accession modelling is being carried out at present by Worcs County Council to examine the accessibility of the site by travel mode.</p> <p>GB-Telephone exchange situated very close to Perryfields, which is advantageous for example will provide good broadband speeds.</p> <p>EH- proposals do not raise any alarm bells</p> <p>MF- needs to take proposals away and examine more closely to ascertain what impact proposals may have on existing systems and Burcot sewage works. Requested shape files of proposals map</p> <p>MF- Severn Trent have submitted draft plan for Asset Management Period (AMP4) to OFWAT for period 2010-2010 Final plan end 2009</p> <p>EH- Central Networks have a similar timeframe submitted District Prime Control period (DPCP) Period 4 2005-2010 to OFGEM</p> <p>GB- service is demand led, so will cope with whatever is required.</p>	<p>MD to arrange</p>
<p>Next Steps</p> <p>Draft Core Strategy circulated</p>	<p>All to feedback comments by end September 2008</p>

Community Infrastructure Levy (CIL):Health
Notes of meeting
at
Stratford- on- Avon DC
2 July 2008 2pm

Present:

Colin Staves (Stratford on Avon DC) CHAIR
Ernest Amoako (Stratford on Avon DC)
Alexa Williams (Redditch BC)
Rosemary Williams (Bromsgrove DC)
Glen Burley (CEO Warks General Hospitals)
Nigel Higginsbottom (Premises Development Manager Worcs PCT)

1) Purpose of meeting

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. RSS doesn't provide the split of the additional 3300 between SUA and Bromsgrove.

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.
Further work is to be commissioned to identify this spilt in order to inform our responses to the RSS and our respective core strategies.

2) Overview of CIL

The S 106 agreement process has raised issues/concerns in the past for eg over the length of time taken to negotiate. Many authorities are moving towards a tariff based approach and this has been adopted in Stratford with regards to Transport and open space provision. The proposed planning gain supplement is not proceeding and the whole approach is being reviewed. The Government have introduced provisions within the Planning Bill to establish a CIL. The existing S.106 would supplement the CIL. It looks at the whole of the community infrastructure that would be required. It is firmly based on "uplift" in the value of land. The beginning of the process is to develop a methodology that is sound, fair and reasonable.

3) Development Options

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.
Further work is to be commissioned to identify this spilt in order to inform our responses to the RSS and our respective core strategies. The best locations are likely to be those that are sustainable

Furthermore the implications of the Code for Sustainable Homes was discussed ie code 3/4 needing to think about combined heat/power renewables and code 6 equating to carbon neutrality. Renewables need to be incorporated across the whole site but for the market sector it is voluntary.

4) Health issues

GB If there is a major population growth and expansion in maternity, provision would have to carry over into Warwick Hospital (NHS Foundation Trust)

The way South Warwickshire will respond will be dependant upon how Worcestershire Acute Services (i.e. the Alex) are reacting. There is a question over the viability of the maternity service at The Alex and if this was lost, this provision would go to Warwick.

NH there would be primary care issues for Redditch and Bromsgrove. Of particular concern is the 3300 growth outside of Redditch. For guidance, an 8000 increase would need new practice which equates to 1000 sq m of space. 25 year capacity at St Johns Princess of Wales in Bromsgrove will be impact League tables study to examine where premises are inadequate showed that Winyates/Woodrow score highly on condition.

Planning used to be on the basis of 1 year in advance but is now 5 years.

It is recommended that the Ambulance Trust is consulted as cross-boundary growth is likely to affect response times.

5) Next steps

It is likely to be September before we get a draft of the additional study. A need was identified to involve housing colleagues in future discussions. Agreed to meet again when there is firmer information on where growth is likely to be located.

Also to involve Worcs Acute NHS Trust (Peter Male – Director of Estates, Clive Walsh – Director of Operations) and the Alexandra Hospital, as acute care provider for Redditch and Bromsgrove together with PCT representatives for Warks and Worcs.

Appendix 14

Core Strategy Spatial Vision



Local
Development
Framework



Help us to plan the future of Bromsgrove

Bromsgrove District Council is preparing a Local Development Framework (LDF) which will guide future growth and development in the District up to 2026.

This will affect everyone who lives in, works in or visits the District.

An important component of the LDF is the Core Strategy. This is a strategic level document that provides a framework for later documents. It will contain a spatial vision, strategic objectives for the area, together with core policies and a monitoring and implementation framework.

The draft spatial vision begins to set out the aspirations for what the District may be like in 2026. It needs to take on board the vision of other relevant plans and will apply to the whole of the LDF.

We already have a vision in the Bromsgrove Sustainable Community Strategy which states; **"We will make Bromsgrove a better place to work, live and visit by driving forward change"** and this is incorporated within the draft spatial vision.

Opposite is a summary of the full version which is detailed overleaf.

Do you think the draft spatial vision is a fair representation of what your aspirations would be for the District up to 2026 or are there other goals you feel should be included in it?

Email: ldf@bromsgrove.gov.uk

FAX: 01527 881313

POST: Strategic Planning
Bromsgrove District Council
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA



Please let us
have your views by
22nd September 2008.

Bromsgrove's LDF Vision

By 2026 Bromsgrove will have become a more sustainable, healthy, prosperous and accessible District, whilst the attractiveness of its landscape, built form and settlements will have been preserved and enhanced.

Bromsgrove Town Centre will have been regenerated and become a thriving focus for mixed uses such as retail, leisure and commerce serving the needs of Bromsgrove's population and beyond.

Longbridge will have been redeveloped as an exemplar sustainable mixed use development providing new jobs, houses and community facilities with wide ranging additional benefits.

People from all sections of society will have been provided with access to homes, jobs and services to meet their needs.

Commuting out of the District will have slowed and more of the District's younger population will have been retained. This process will have been assisted by improved rail links brought about by the potential New Bromsgrove Station which will provide an appropriate new gateway into the regenerated town centre and a wider pivotal rail focus for North Worcestershire. Sustainable accessibility will have been enhanced and new high technology employment growth in the Bromsgrove Technology Park stimulated.

Diversification of the District's economy will be marked by the growth of innovative manufacturing, recycling, sustainable technologies and high technology.

Air quality will have been improved and the carbon footprint of the District will have significantly reduced, with a sustained increase of on site renewable energy being incorporated into new developments.



Bromsgrove
District Council
www.bromsgrove.gov.uk



LDF Vision Full Version



Local Development Framework



By 2026 the attractiveness, vitality and prosperity of the countryside, towns and villages of Bromsgrove will have been enhanced. The LDF will take this agenda forward, providing a long term framework for the district's sustainable development, building on its potential to overcome disadvantage.

The anticipated economic, cultural and social changes that will emerge in the next 15 years will have been addressed, taking full account of the views of Bromsgrove's public and stakeholders.

A regenerated Bromsgrove town centre will be the key centre for services in the District. The town centre will be transformed into a thriving town that provides a unique blend of old and new, with a diverse range of leisure facilities. There will be shopping facilities including popular high street retailers and specialised markets.

A variety of pubs and restaurants will provide a lively, safe and varied leisure experience. The increase in people living in the Town will contribute to its prosperity, vitality and safety.

Longbridge will have undergone a major transformational change and will now be an exemplar sustainable mixed use development, delivering new jobs, houses and community, leisure and educational facilities for the benefit of the local community, Bromsgrove, Birmingham, the region and beyond.

Local centres such as Hagley, Wythall and Barnt Green will continue to have a significant role to play in the lives of local people. A variety of services will continue to be provided to ensure the viability and vitality of local centres. This will enable people to utilise local facilities rather than travelling further by potentially unsustainable means of transport.

The potential new railway station will provide state of the art public transport interchange for travellers with excellent links to the regenerated town centre and it will provide a pivotal transport focus for North Worcestershire. The improved station will provide the opportunity for an increased number of trains from a wider range of destinations to stop in Bromsgrove. This will give the local population and people outside of the district greater mobility and access to the town centre in a more sustainable manner, whilst also enhancing the vitality of the town centre.

By 2026 Bromsgrove District will have delivered the required level of new housing to meet the needs of the local population and increased the provision of affordable housing across the district. Housing growth will have been primarily focussed in the most sustainable locations whilst recognising the needs for housing provision in rural locations. A mix of well designed homes of varying tenures will have created attractive streetscapes and balanced mixed communities.

Bromsgrove will maintain low levels of unemployment by providing a range of jobs in various sectors, with growth primarily focussed on knowledge based industries and high tech manufacturing situated on the Central Technology Belt that runs through the district. Providing a wider range of skilled occupations will have provided greater opportunity for residents to work locally and thus reduced the need to travel.

Development within the district will have been sensitively managed to preserve and enhance its attractive built and natural form. The high level of landscape quality will have been preserved in the District and access to it will have been sympathetically managed with promotion of opportunities for outdoor leisure activities that will benefit the health of the local population.

Bromsgrove District will tackle the key issues of climate change and sustainability. By 2026 the amount of energy produced from renewable sources will have increased as new developments will have provided a fixed percentage of energy from renewable sources. Through tackling issues such as waste management recycling will have greatly increased throughout the district, with an increased number of recycling centres and recycling becoming an integral part of new developments. This will have been achieved through the use of recycled building materials, facilities for rain water collection and composting facilities on new developments.

Sustainable development has many different interlinked facets many of which will have been innovatively incorporated into the lives of people within Bromsgrove by 2026. This will include development of brownfield sites and sites adjacent to existing settlements. Improvements to public transport including the potential new train station, more frequent buses, new bus routes and improved routes for cyclists and pedestrians will have modified the lifestyle of residents and reduced the number and length of car journeys in the district. Furthermore there will be increased levels of recycling and increased use of renewable energy.

Bromsgrove's communities will have become sustainable, prosperous, safe, healthy and vibrant. People from all sections of society will have been provided with access to homes, jobs and services and more of the District's younger population will have been retained and the needs of the elderly will have been better met.



News Release

For Immediate Release.

Thursday, 30 October, 2008.

PLANNING THE DISTRICT'S FUTURE

Local residents, groups and organisations are being asked to air their views on plans to shape up the future of the District.

Bromsgrove District Council is in the process of developing a Core Strategy that provides the planning framework for the whole area for up to 2026.

Councillor Mrs Jill Dyer, Portfolio Holder for Planning Policy and Transportation, said: "We have recently produced a draft Core Strategy to guide the way the District develops and would like as many people as possible to read it and let us know what they think about it.

"The future of the District is very important to us all and the Core Strategy covers a number of key issues including housing, climate change, the environment and transport.

"We want to make sure our future policies meet the needs of local people and urge everyone to take up this opportunity to get involved and influence decisions that will make the Bromsgrove District a better place to live, work and visit," she added.

The draft Core Strategy is available on the Council's website at www.bromsgrove.gov.uk and from the Council House in Burcot Lane, Bromsgrove, together with all relevant information regarding the consultation exercise which will run until 16 January, 2009.

An exhibition is being planned for later this year to which everyone is invited and where they will be given the chance to talk to planning officers face-to

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