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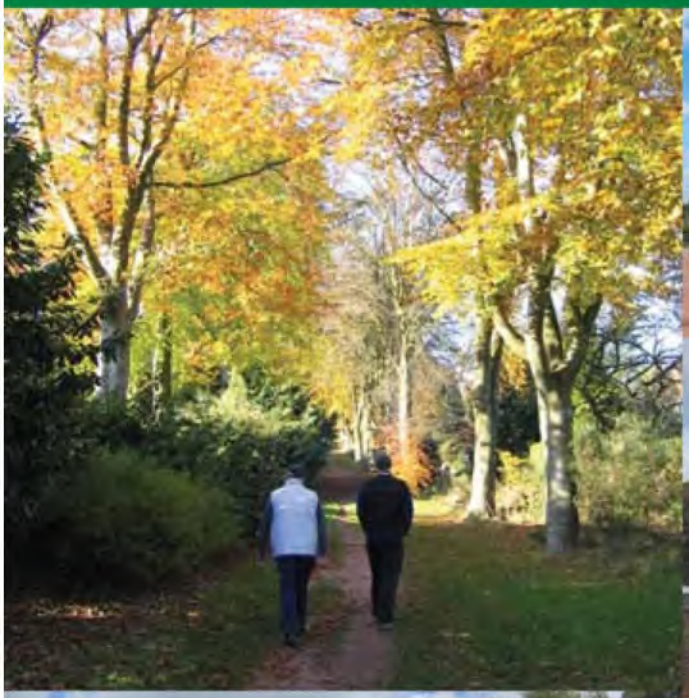
Bromsgrove District Council

Draft Core Strategy 2



January 2011

Bromsgrove District Council

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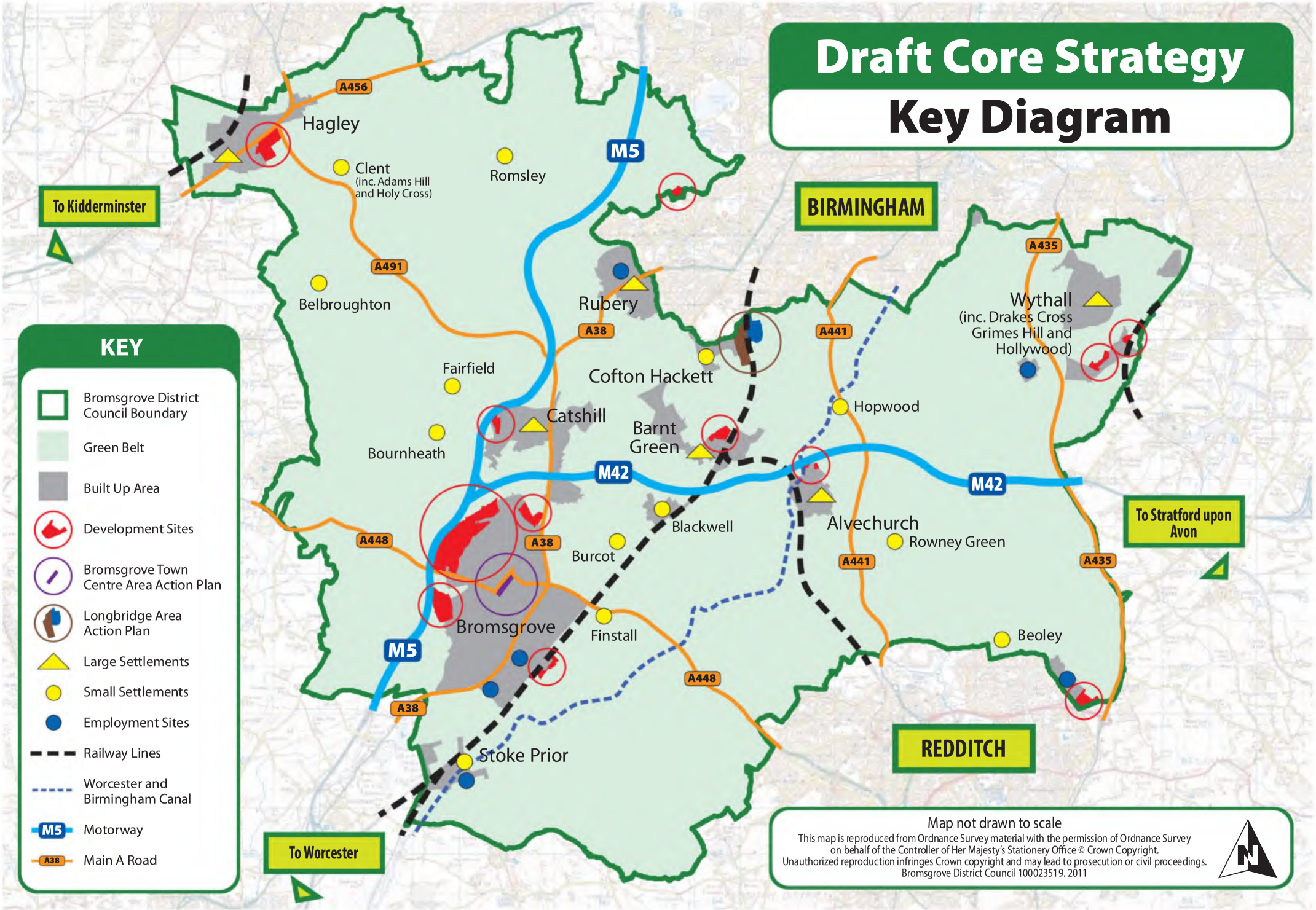
LDF Local Development Framework

LIFT HERE FOR
DRAFT CORE STRATEGY
KEY DIAGRAM

Draft Core Strategy

Key Diagram



Map not drawn to scale

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1 Introduction and Context

1.1 Background

1.2 This document has been produced by the District Council as a basis for consultation on the next stage of preparing Bromsgrove's Core Strategy as part of the Local Development Framework. It builds predominantly on the earlier Issues and Options consultation stages that took place in the summers of 2005 and 2007 and consultation on the first Draft Core Strategy which took place at the end of October 2008.

1.3 What is a Local Development Framework?

1.4 The Bromsgrove LDF will replace the existing Bromsgrove District Local Plan (BDLP) which was adopted in 2004. It will provide a strategic planning framework for the District, guiding development . Once adopted, Bromsgrove's LDF will form the statutory Development Plan for the District.

1.5 The LDF is made up of a number of documents. This includes a Core Strategy and other Local Development Documents (LDDs) which set out policies and proposals for implementing the Core Strategy. The Core Strategy is the most significant document in the portfolio to be produced.

1.6 The Core Strategy sets out the challenges which the District faces and a vision and broad strategy to tackle these issues over approximately the next 15 years[1]. It is a strategic level document and whilst it doesn't aim to provide detailed guidance, this draft does contain strategic site allocations- sites considered essential to the delivery of the plan.

1.7 What is the Purpose of this Consultation?

1.8 The purpose of this consultation is to ask local people what they think about the plan and what they consider to be their neighbourhood or community. We are not consulting on neighbourhood plans[2] themselves at present but will be approaching local communities in the near future to explain the emerging new planning system and how people can become more involved.

1.9 Why a second Draft Core Strategy instead of a submission version document?

1.10 This document differs from the first version of the Draft Core Strategy in many ways, taking on board emerging evidence and responding to consultation. The major change however is that this version of the Draft Core Strategy now contains a Sites Allocations policy namely CP4 A) Bromsgrove Town Expansion Sites and B) Other Development Sites. It is considered that it would be unreasonable to include such a major issue in a submission version of the Core Strategy without having given any prior opportunity for full consultation.

1.11 What has influenced this Draft Core Strategy?

1.12 The most important influence on the Core Strategy is what local communities, stakeholders and developers have to say on what the strategy is aiming to achieve. A Consultation Report has been prepared which describes all the consultation which has taken place on the Core Strategy so far and how this has influenced this version of the Plan. This report can be viewed on the council website at **www.bromsgrove.gov.uk/corestrategy**

1.13 The Core Strategy needs the support of the community, and aims to help local people recognise that new development can benefit their communities by creating wider sustainable communities, and that new housing and economic growth can revitalise areas. Bromsgrove can also benefit from a future 'New Homes Bonus', which will reward councils for building homes and working with their local communities[3].

1. *End date to be reviewed in next version of Core Strategy*
2. *More details in paragraph 1.18 below*
3. *A consultation paper on the detail will be published by the Government in the near future with the new scheme coming into effect next April, and new homes delivered now will be rewarded under the scheme*

1.14 To be a relevant and effective plan the Core Strategy cannot be prepared in isolation and must embrace the wider context. It also should not deviate from National Policy and should take account of sector wide strategies and plans produced at the sub-regional and local levels.

1.15 At the National level, whilst Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs) currently remain in force (with some amendments), the Government has stated its intention to replace these documents with a more simpler and concise National Planning Framework. However, in the meantime PPS's and PPG's have been used to inform production of this document as indicated in the 'At a Glance' boxes.

1.16 The Government has stated its intention to abolish Regional Spatial Strategies and this issue is currently the subject of a legal challenge, for more details please see appendix 6. The publication of the Decentralisation and Localism Bill on 13th December reaffirms the intention to revoke Regional Spatial Strategies. The Bill has therefore now commenced its passage through Parliament but the date when it will achieve legal status is at present unknown.

1.17 For the purposes of this Core Strategy document in relation to Bromsgrove's housing needs the housing figures being used are those contained within the Inspectors Panel report[4].

1.18 The Bill also introduces the principle of neighbourhood plans and neighbourhood development orders, which together with the policies in this Core Strategy seek to provide communities with a greater degree of control over the future of their neighbourhoods.

1.19 It is envisaged that the Core Strategy will provide the overall strategic planning framework for the District as a whole and those neighbourhoods who wish to develop a neighbourhood plan will concentrate on more specific local issues. However, neighbourhood plans will need to be in overall conformity with the Core Strategy and the National Planning Framework.

1.20 Some policies from the Bromsgrove District Local Plan (BDLP), will be replaced by the Core Strategy and details of the latter can be found at appendix 4.

1.21 Sustainable Community Strategy

1.22 The work of the Bromsgrove Partnership (Local Strategic Partnership) in identifying key issues for the District in the Sustainable Community Strategy has helped to inform the spatial objectives in the Core Strategy. The implementation of the Core Strategy will help to deliver many of the key objectives identified within the Sustainable Community Strategy[5].

1.23 Sustainability Appraisal

1.24 The Core Strategy must contribute towards achieving sustainable development and the Sustainability Appraisal (SA) process has been used as an integral part of the preparation of this Core Strategy. The SA is a tool which evaluates the environmental, economic and social effects of a plan to ensure it is tailored towards achieving a better quality of life both now and for future generations. It incorporates the requirements of the European Union directive relating to Strategic Environmental Assessment. The policies set out in the Core Strategy have been subject to Sustainability Appraisal at every stage of their production and each consultation informs and improves this process. A further SA report is therefore also available for consultation alongside this Draft Core Strategy. It sets out the implications of the core policies and the mitigation measures required to reduce any identified negative impacts.

1.25 Evidence base

1.26 The Core Strategy has been developed from the basis of a strong evidence base to ensure that it addresses local issues and responds to the needs of local communities. A number of studies have been prepared which underpin the policies contained within the Core Strategy and these may be referenced in appendix 5.

4. Produced in September 2009 in relation to the West Midlands Regional Spatial Strategy Examination in Public held between April and June 2009
5. As referenced in the 'At a Glance' boxes detailed at the end of each policy

1.27 Engagement with delivery stakeholders

1.28 Bromsgrove District Council has been undertaking discussions with key stakeholders throughout the production of the Core Strategy and this will continue to ensure that the options taken forward are deliverable.

1.29 Joint Working

1.30 The Core Strategy takes into account the implications of planning policies of neighbouring authorities as spatial planning should not be constrained by Local Authority administrative boundaries. The District Council has consulted neighbouring authorities at all stages in the preparation of the Core Strategy and will continue to liaise over the development of planning policies.

1.31 The District Council and Birmingham City Council have jointly prepared an Area Action Plan for Longbridge which was adopted in April 2009.

1.32 The District Council and Redditch Borough Council continue to liaise closely to prepare the Core Strategies for each independent Local Authority area and build a robust evidence base, jointly where appropriate, in order to make the most efficient use of scarce resources.

1.33 What happens next?

1.34 On its publication this version of the Draft Core Strategy will go out to consultation for 12 weeks, during which time representations from all interested parties will be welcomed. All those representations received will then be carefully reviewed and, where appropriate, the plan will be amended. This document will then be used to develop the next version of the Core Strategy.

1.35 In due course the final version of the plan will be submitted to the Secretary of State and the submitted document will be made available for another consultation period, during which time formal representations can be made and final changes made to the document.

1.36 The submitted document will then be considered at an Examination in Public to be conducted by an independent Inspector who will determine whether the plan is sound and consistent with National Policy.

1.37 How can I get involved?

1.38 The preparation of the Core Strategy DPD has been progressing for some time and you may already have been involved in earlier consultation periods. Whether or not you have participated in any of these earlier stages however, there are still opportunities for you to have your say.

1.39 At various points in the document specific questions are asked about various options which are available. There is still the flexibility to put forward alternative options for any part of the document. Indeed, as the process of plan preparation is evolving you may make alternative suggestions to the plan, but this should be based on a fully reasoned justification for doing so.

1.40 Publication of the Core Strategy DPD is timetabled for **Friday 21st January 2011** and the consultation period will run **for 12 weeks**. We will need to consider all of your comments before a final published Core Strategy can be issued and therefore if you have any comments they must be received by the District Council by **5pm on Friday 15th April 2011**.

1.41 You can send us your comments on what you think about the contents of this document and the proposed policies using the attached response form, as this will enable us to process your comments in the most effective way.

Please send the completed form to:

The Strategic Planning Team,
Planning and Regeneration,
The Council House,
Burcot Lane,
Bromsgrove,
Worcestershire,
B60 1AA.

Email **ldf@bromsgrove.gov.uk**
Tel. **01527 881328**
Fax. **01527 881313**

Further information may be obtained by contacting the team using the above contact details or by visiting our website:

www.bromsgrove.gov.uk/corestrategy

2 Spatial Portrait

2.1 Bromsgrove District is situated in North Worcestershire and covers approximately 21,714 hectares. Although located only 22km (14 miles) from the centre of Birmingham, the District is predominately rural with approximately 91% of the land designated Green Belt.

2.2 The area is well served by motorways, with the M5 running north to south and the M42 from east to west. The M5 and M42 connect with the M6 to the north of Birmingham and the M40 to the east. The District also benefits from train and bus connections into Birmingham City Centre and the wider region.

2.3 The main centre of population in Bromsgrove District is Bromsgrove Town with other centres being Wythall, Hagley, Rubery, Alvechurch, Barnt Green and Catshill and a series of smaller rural villages spread throughout the District[6]. Development pressures are high due to the District's proximity to the Birmingham conurbation and the motorway and railway connections.

2.4 Social Characteristics

2.5 In 2009 Bromsgrove District has a projected resident population of 92,300. According to the most recent statistics the average age of residents is 40.7 years, which is slightly higher than the national average of 38.8 years (National Statistics mid-2007). 22% of Bromsgrove residents are 65 years old and over compared to 19.% nationally. This proportion is set to rise to around 30% by 2026 and this trend is likely to be caused by both increased life expectancy and the improved health of older people in the District. This is likely to have an impact on service delivery, including a need to provide accessible transport options for the less mobile and suitable housing needs for the elderly.

2.6 The demand for property within the District has had significant implications on property prices. Between January and March 2010 the average house price was £234,355; which was above the national average of £224,064. Whilst property prices have stagnated over the past 3 years the current difficulty in acquiring mortgages means homeownership is unobtainable for many. The affordability issue is exacerbated in the smaller rural settlements where property prices are generally even higher, meaning that young people especially, are often unable to find a home in the community where they grew up.

2.7 Education in Bromsgrove is administered by Worcestershire County Council, which controls 27 schools in the District. Over the last decade, demand for school places has increased by 18.75%. Local schools continue to perform well with 76.7% of pupils at the end of key stage 4 in the period September 2008 - August 2009 achieving 5+ A*-C grades, compared to 70.1% in the West Midlands and 69.8% nationally.

2.8 The District has a relatively healthy population in respect of illness. However this does not take account of how fit the population is or how much exercise is taken. In Bromsgrove it is estimated that 24% of adults and 16% of children (2-10 years) are obese.

6. Settlement hierarchy detailed in CP2 Settlement Hierarchy and Distribution of Growth

2.9 Environmental Characteristics

2.10 The District is an area with rich biodiversity, geodiversity and attractive landscape. The District contains 13 Sites of Special Scientific Importance, 81 Special Wildlife Sites and 5 Regionally Important Geological and/or Geomorphological Sites. These sites are varied in their nature ranging from whole valleys and hills to canals, ponds and rock exposures. The District contains the headwaters of three main rivers; the River Salwarpe, the Gallows Brook and the River Arrow. All three rivers can be traced back to their sources within the Clent and Lickey Hills. The rest of the District is drained by numerous ordinary watercourses all of which have their sources located within the District's boundaries, most notably to the north on the Birmingham plateau, which is an area of relatively high ground ranging from 150 - 300m above sea level. It is marked by a fairly steep incline which is indicated by the Tardebigge lock flight on the Worcester and Birmingham canal and the Lickey Incline on the Bromsgrove to Birmingham railway. The District contains 2 canals and numerous pools and reservoirs. Bromsgrove falls within the Severn Water Resource Zone (WRZ) which is already experiencing short falls in water supply and previous/ existing abstraction has caused unacceptable environmental impacts in several areas. In terms of biodiversity the habitats and species that are of particular relevance to Bromsgrove are water voles, bats, hay meadows, acid grassland, veteran trees and canals.

2.11 The natural and rural nature of the District, provides ample opportunity for outdoor leisure activities. Tourism destinations within Bromsgrove are varied and include for example the Lickey, Clent and Waseley Hills Country Parks, Avoncroft museum and the Birmingham and Worcester Canal, which boasts the Tardebigge Locks being the longest navigable flight of locks in country, comprising 30 locks climbing 217 feet (66m)

2.12 The District has over 467 Listed Buildings and 839 known Sites of Archaeology Interest, 13 of which are Scheduled Ancient Monuments. There are also 11 Conservation Areas that are designated as being areas of special architectural or historic interest and 2 registered historic parks and gardens. Conservation Areas vary greatly in their character across the District and range from a chartist settlement to a stretch of the Worcester and Birmingham Canal.

2.13 The District has a high dependence on car ownership compared to national statistics. The number of people travelling to work by car (68%) is higher than the national average (55%). The District's excellent motorway and 'A' road network together with the poor access to public transport in the rural parts of the District contribute to this high dependency on car use. Due to the District's close proximity to the West Midlands conurbation, many inhabitants in Bromsgrove commute to work in Birmingham.

2.14 Although the District benefits from excellent strategic road connections, it does experience localised environmental problems caused by high traffic volumes. The District has three Air Quality Management Areas, at Redditch Road Stoke Heath, Kidderminster Road Hagley, and Lickey End adjacent to Junction 1 of the M42. In addition a further AQMA is proposed at Worcester Road Bromsgrove near the Town Centre. High carbon emissions are predominantly located around the motorways. Furthermore if there is a problem with traffic flows on the motorway(s) in the vicinity of Bromsgrove, traffic tends to divert through Bromsgrove, causing localised congestion and air quality issues at certain times. These main traffic routes also pose problems with noise pollution for local residents.

2.15 The District is also served by train connections with a number of commuter routes passing through the District into Birmingham. Over the last ten years the number of people who use Bromsgrove station has increased by 400%. Despite this heavy usage the existing station and its facilities are extremely basic and the platform lengths prohibit larger trains from stopping. The station presents a poor image as the gateway to Bromsgrove. The District is served by 4 other stations at Alvechurch, Barnt Green, Hagley and Wythall.

2.16 Economic Characteristics

2.17 Once a prosperous hub for the woollen trade Bromsgrove became the world centre for nailmaking in the 19th century and more recently won prominence for engineering and the motor industry. Bromsgrove Town Centre itself is an historic market town which was mentioned in the Domesday Book, and was the centre for the medieval wool trade. Whilst performing the role and function of a non-strategic centre, the Town Centre has the potential for enhancement and regeneration to enable it to better perform this function for the greater benefit and inclusion of local residents and visitors.

2.18 The District has an economically active workforce of 50000 of which 3300 are unemployed[7]. The unemployment rate is 6.4% compared with 9.3% in the West Midlands and 7.9% nationally.

7. Source NOMIS labour supply Apr 2009-Mar 2010
8. As classified in the Standard Occupational Classification 2000

The dominant industry in Bromsgrove District, in terms of the percentage of employees, is the Public Administration, Education and Health sector. 33700 jobs are provided for in the District. Tourism related jobs provide employment for 3500 people (10.4 %) compared with 8.2% nationally. 5000 people are employed in 'elementary' occupations, (as classified in the Standard Occupational Classification 2000)[8] and this category includes farm workers, forestry workers and fishing and agriculture related occupations.

2.19 The District's population earn higher salaries (£33,045 in 2009) than national average (£25,800), but in general they earn them in employment locations outside the District. There is an imbalance between the types of jobs and pay available within Bromsgrove compared with the average wages of the population. Industries with higher paid jobs need to be encouraged to stay or to locate in the District in order to correct this imbalance and reduce the unsustainable daily flow of the population to other employment centres. It would appear that further development in high tech manufacturing and knowledge based industries is required to redress the imbalance. The Bromsgrove Technology Park, which will cater for these industries and go some way to addressing the shortfall in jobs and pay available in the District, has been established but is not yet operating at full capacity.

2.20 There are two major areas of economic concern requiring regeneration within the District - Bromsgrove Town Centre and Longbridge. Both areas are at different stages in the in the preparation/implementation of Area Action Plans which aim to stimulate regeneration and growth of the areas.

3 Key Challenges

3.1 As can be seen from the spatial portrait there are various challenges which the District faces and these together with broader issues are summarised below:

- **Regeneration of the Town Centre.**
- **Maintaining vitality of smaller villages.**
- **Meeting the needs of the District in the future ensuring an adequate supply of appropriate housing and employment land thus providing certainty for the development industry.**
- **Achieving a balanced community in terms of population structure and the housing market. Meeting the needs of the community in particular the provision of affordable housing and 'extra care' housing provision.**
- **Attracting inward investment and stemming outward commuting.**
- **Striking a balance between ensuring the District is accessible whilst also encouraging sustainable travel by, for instance, encouraging walking and cycling and increased use of public transport.**
- **Responding to the needs of existing employment and the economy and recognising the importance of farming/agriculture in the District.**
- **Recognising the strength provided to the economy by diversification into, for example, high technology industries, green industries and in rural areas, farm diversification. Also recognition of the benefits of homeworking in rural areas whilst acknowledging potential problems of broadband coverage in such areas.**
- **Stemming outward migration of young people due to issues of housing affordability and lack of suitable employment.**
- **Promotion of a healthy community, recognising the importance of green infrastructure and its multi functionality, as well as open space/leisure facilities, and reducing the number of "hot food" outlets.**
- **Recognising the role as custodians of the environment for future generations including for example, managing the water environment and flooding issues; addressing climate change issues, reducing carbon emissions and increasing the use of renewable energy.**
- **Celebrating and preserving the District's individuality as an attractive and safe place with a unique historic built environment and landscape which is biodiversity and geodiversity rich.**
- **Ensuring that local communities have a greater involvement in planning the future of the communities in which they live.**

4 Spatial Vision

4.1 The vision for Bromsgrove expressed in the Local Development Framework (LDF) needs to support the vision that has been established by the Bromsgrove Sustainable Community Strategy which states that:

"We will make Bromsgrove District a better place to work, live and visit by driving forward change".

4.2 Following on from this vision and the challenges previously identified, the following spatial vision for the LDF has been derived:

4.3 Spatial Vision

4.4 By 2026[9] Bromsgrove District and its 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. The attractiveness of the District in terms of its landscape, built form and settlements will have been preserved and enhanced.

4.5 Sustainable communities
In the next 15 to 20 years, the District will have achieved a more balanced housing market and be continuing to deliver the required level of housing growth to meet local needs. New employment space together with shops, services and community facilities will have been provided alongside this development. All new development will therefore be planned in a balanced and sustainable way, placing a high priority on quality of life, ensuring the protection of valuable natural and historic resources and providing the necessary supporting infrastructure.

4.6 New development will have been directed to sustainable locations around Bromsgrove town, whilst encouraging appropriate levels of housing provision in rural locations. Sustainable and inclusive urban extensions will be established to the north and west of the town. These developments will deliver affordable housing, employment, open space, and community facilities and will achieve a high standard of sustainable design and construction. New and existing communities will be supported by a network of local centres which will provide local residents with easy access to shopping, employment and services. Public transport, walking and cycling links will have been improved to better connect residents with local and regional destinations, providing health benefits and decreasing carbon emissions. Walking and cycling will be an easy first choice for shorter journeys. More balanced, mixed use communities with good service centres, together with a greater proportion of people working from home will have further reduced the need to travel and levels of out commuting from the District.

4.7 The Town Centre
A regenerated Town Centre will be the key centre for services in the District. The Town Centre will be transformed into a thriving location that provides a unique blend of old and new. The Town Centre will be an attractive place to visit with a network of public squares and interlinking pathways, making it an easy and convenient place to move around, engendering both community pride and a sense of place. The Spadesbourne Brook will have been naturalised thereby supporting biodiversity, particularly the native water vole and alleviating flood risk. The Town Centre will be accessible for all, being easily reached and well linked by public transport and with good access by car. There will be a vibrant mix of retailing including popular high street stores, smaller independent retailers and specialised markets. A variety of pubs, cafes, restaurants, leisure and cultural facilities will provide a lively, safe and varied leisure experience. The increase in people living and working in the Town will contribute to its prosperity, vitality and safety.

9. In the next version of the Core Strategy the end date will be reviewed

4.8 The Villages

The smaller village and neighbourhood centres will be maintained and enhanced to play a valuable role in providing local services and reducing the need for local people to travel for their day to day requirements. These centres will be part of a working and tranquil countryside which remains unmistakably Bromsgrove. The countryside will be well managed balancing the potentially conflicting use for recreational purposes whilst preserving it as a rich biodiversity resource.

4.9 Residents will live in a mixture of well designed homes within high quality surroundings whether part of the urban areas, village or countryside, in accommodation they can afford and which meets their needs. This will include varying tenures that will meet the social needs of residents, including the provision of affordable housing. Schemes will be delivered which support independent living for vulnerable people and the elderly population.

4.10 The Economy

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 at the Bromsgrove Technology Park and at Longbridge. Existing employment will have been supported, whilst opportunities for entrepreneurship, diversification and innovation will have been encouraged. Diversification of sustainable rural enterprises will also have been encouraged, helping to improve prosperity in both Bromsgrove Town Centre and the rural areas.

4.11 Longbridge will have undergone a major transformation 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 communities of, Bromsgrove, Birmingham, and beyond.

4.12 Community Issues

The local people of Bromsgrove will be more actively involved in decision making for their communities and parish/town plans will have an increasing role to play in planning the future of these communities.

4.13 Bromsgrove's population will be comparatively healthy, with people taking more habitual physical activity and utilising the range of high quality sports and recreation facilities the District has to offer. People will have the opportunity to lead healthier lifestyles with improved access to clean and attractive green spaces, facilitated by a comprehensive network of walking and cycling routes. Higher levels of employment, increased personal wealth, greater community empowerment and greater access to social and medical support will have improved the health of the community and people will generally have a better quality of life. Good design, improved leisure opportunities, increased community pride and social inclusiveness will have ensured that crime rates and fear of crime have been reduced.

4.14 The Environment

Important natural and historic areas and buildings help to create the distinctive character and identity of Bromsgrove District and its settlements. These include the Lickey, Clent and Waseley Hills, canals, ancient woodlands, areas of nature conservation, biodiversity and landscape character, together with Conservation Areas, listed buildings and their settings, all of which will have been carefully protected, conserved and enhanced. The Green Belt boundary will remain unchanged[10], and the quality of the environment will continue to improve with the existing high levels of open space and 'greenery' within the settlements maintained and improved.

4.15 Bromsgrove District will have become much more effective in adapting to and mitigating the impacts of climate change and will have reduced its contribution to future emissions. New developments will be using increased amounts of energy from renewable sources; air quality will have been improved; recycling will have radically increased; and the carbon footprint of the District will have been significantly reduced. Developments will be built to a higher design standard ensuring more energy efficient homes and the incorporation of Sustainable Drainage Systems will be used to mitigate flooding and will contribute to strengthening the green infrastructure network. Green infrastructure will have become a comprehensive and integral part of the fabric of the District, with resultant multi- functional benefits for biodiversity, flood alleviation, water conservation, leisure, health and well being.

10. Subject to a review by 2021

5 Strategic Objectives

5.1 A set of spatial objectives have been defined that aim to deliver the spatial vision, as detailed above, for Bromsgrove by 2026[11]. They build upon National Policy and address key local challenges. The objectives provide the basis for the preferred spatial strategy for the District, including the core policies which are necessary to secure the delivery of the vision. The proposed strategic objectives, which are not in any specific order of preference, are outlined below:

- **SO1**
  Regenerate the Town Centre to create a thriving and vibrant centre providing facilities to meet the needs of Bromsgrove residents

- **SO2**
  Focus new development in sustainable locations in the District such as on the edge of Bromsgrove Town in the first instance

- **SO3**
  Support the vitality and viability of local centres and villages across the District

- **SO4**
  Provide a range of housing types and tenures to meet the needs of the local population for example the special needs of the elderly and the provision of affordable housing

- **SO5**
  Provide support and encouragement for economic growth of existing and new businesses for example, in knowledge based industries and high tech manufacturing, whilst also supporting farming and rural diversification and investing in lifelong education and learning skills

- **SO6**
  Encourage more sustainable and healthy modes of travel and a modal shift in transport, for example encouraging walking and cycling and promoting a more integrated, sustainable and reliable public transport network across the District

- **SO7**
  Improve quality of life, sense of well being and reduce fear of crime by promoting active, healthy lifestyles for example by providing safe and accessible health, education, cultural and leisure facilities to meet the needs of Bromsgrove's residents

- **SO8**
  Protect and enhance the unique character, quality and appearance of the historic and natural environment, throughout the District

- **SO9**
  Safeguard and enhance the District's natural resources such as soil, water and air quality; minimise waste and increase recycling including re-use of land, buildings and building materials

- **SO10**
  Ensure the District is equipped to adapt to and mitigate against the impacts of climate change, for example, by managing and reducing flood risk by ensuring water and energy efficiency and by encouraging new developments to be low or zero carbon

- **SO11**
  Promote high quality design of new developments and use of sustainable building materials and techniques

- **SO12**
  Foster local community pride, cohesion and involvement in the plan making process

11. End date to be reviewed in next version of Core Strategy

6 Structure of Policies

6.1 A number of inter-related themes have emerged from the strategic objectives and these have been used as a basis to structure the Core Policies. Due to their spatial nature there will inevitably be some overlap between the policy areas. Where this explicitly occurs, cross references have been included for the sake of clarity, however it is likely that subtle overlaps will also occur and **the plan should therefore be considered in its entirety**.
The structure of the Core Policies section of this document is therefore subdivided into major theme areas as follows:

- **Development Strategy**
- **No Place like Home**
- **Lets do Business**
- **The One and Only Bromsgrove**
- **The Future in our Hands**

6.2 The context for each policy is first provided and then the actual policy highlighted. The 'At a Glance' box provides a quick reference to the key issues which have influenced the policy such as National policy guidance, consultation responses and the Sustainability Appraisal. In some cases specific questions have been posed inviting the reader to respond specifically on this issue and/or put forward alternative fully evidenced options if applicable.

6.3 KEY DIAGRAM
The Key Diagram below diagrammatically illustrates, the spatial strategy set out within the document. (For a larger scale version please see inside front cover).

7 Core Policies

7.1 Development Strategy

7.2 CP1 Future Development

7.3 In order to attempt to address the needs identified in the evidence base, at the WMRSS Phase 2 Revision, Examination in Public, Bromsgrove District Council contended for a higher level of housing growth than the 2100 allocation up to 2026[12] as originally proposed in the RSS preferred option. Bromsgrove argued that growth levels of a compromise figure of around 4000 housing units, would better enable the District to meet some of its needs whilst still respecting the counterbalancing principles of rural and urban renaissance and, significantly, could be accommodated without requiring a green belt review.

7.4 The WMRSS Phase 2 Revision, Examination in Public, Report of the Panel[13], published in September 2009 agreed that the higher figure would help to tackle the acute housing issues effecting the District but recognised that the actual need was likely to be even greater and therefore recommended a review of the Core Strategy at 2021.

7.5 *"As the level of housing that can be proposed in this RSS in the light of Sustainability Assessments completed to date is likely to be significantly below that necessary to stabilise or improve levels of affordability in Bromsgrove District, the proposed provision should desirably be regarded as that only for the period until 2021 and annual trajectories adjusted accordingly. A review of the Core Strategy for the District should be set in hand at an early date following adoption of the Core Strategy that will give effect to this RSS to determine whether there is a sustainable way in which an additional 2,000-3,000 dwellings might be provided for the period 2021-2026. Such provision could be part of a larger scheme or schemes that might extend beyond the plan period."* WMRSS Phase 2 Revision EiP Report of the Panel Sept 2009 (pg 226)

7.6 It is the intention of the Government to return decision making to local authorities who will be able to set their own housing and employment targets. This intention is embodied in the Decentralisation and Localism Bill by the inclusion of a clause to abolish Regional Spatial Strategies.

7.7 The following targets are based on evidence and have local political support. The policy below sets out the level of development that will need to be provided for during the plan period to 2021. A trajectory of how this level of growth can be delivered through the plan period is shown in Appendix 3.

7.8 Core Policy 1 Future Development

Table 1. CP1 Development Targets

Type of development	Target	Timescale
dwelling units	Approx 4000	2006-2021*
employment land in hectares (ha)	28 ha	2006-2026[14]

Table 1* 2021 partial review date for core strategy

It is proposed that by 2021 a partial review of housing supply will have taken place which will take into account need, demand and delivery performance, to ascertain whether there is a case for, and sustainable way of providing a further 2-3000 dwellings in the intervening period up to 2026. This could include a full Green Belt Review if deemed necessary. It is envisaged that the associated employment provision could also be reviewed at this time.

Question 1) Do you agree with the above targets? If not, can you explain why and suggest different targets giving a reasoned explanation of how the proposed figures were derived and on what evidence they are based?

12. End date to be reviewed in next version of Core Strategy
13. comprising a panel of independent Planning Inspectors
14. End date to be reviewed in next version of Core Strategy

7.9 In terms of the location of development within the District, the overall approach is set out in CP2 Settlement Hierarchy. Together with the targets, the strategy for locating new housing and employment uses and associated infrastructure is governed by the need:

- to ensure development occurs in sustainable locations;
- to stem out- commuting from the District to the conurbation;
- to discourage in- migration from the conurbation;
- to maintain and protect the integrity of the Green Belt;
- to concentrate the majority of growth on Bromsgrove Town;
- to support the regeneration of the Town Centre and
- to maintain the vitality of Bromsgrove's diverse settlements.

Core Policy 1 at a glance

Summary:
Sets out development targets for housing and employment in Bromsgrove District up to 2026, and suggests a partial review date of 2021.

Public Consultation response:
Support for setting out targets for development thereby providing certainty for the development industry on which to base investment decisions.

Strategic Objectives:
Supports SO4, SO5 and SO8.

Sustainability Appraisal:
An important policy for social and economic reasons but inevitably, due to lack of supply of brownfield land will impact adversely on the environment in terms of development on greenfield sites. It does not at present require release of green belt land.

Bromsgrove Council Priorities:
CO1 Regeneration, priority Town Centre and CO3 One Community, priority Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports themes of Stronger Communities and Economic Success.

Policy Context:
PPS1 ensures the provision of sufficient, good quality, new homes... Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing and employment development.

PPS3 places the onus on LPA's to assess an appropriate level of housing for their District -The level of housing provision should be determined by taking a strategic, evidence-based approach that takes into account relevant local, sub-regional, regional and national policies and strategies achieved through widespread collaboration with stakeholders.

PPS4 EC1.3 At the local level, the evidence base should assess the detailed need for land or floorspace for economic development.

PPS12. Core strategies represent a considerable body of work and are intended to endure and give a degree of certainty to communities and investors.

7.10 CP2 Settlement Hierarchy

7.11 Bromsgrove District contains one main town, Bromsgrove Town and a number of other settlements and villages which vary in size and character. 91% of the District is Green Belt and this designation covers over 20000 hectares of land. Many of the villages in the District are of a rural nature and in some cases these villages can be relatively isolated. Settlements work by providing services for a wider area, the bigger the settlement the more services it tends to have. Over time a settlement hierarchy has been established in the District, with Bromsgrove Town providing most of the services. Generally the smaller settlements have been limited to providing local services and as car ownership has increased, service provision in the smaller villages has tended to decline.

7.12 The purpose of the settlement hierarchy is to provide a clear policy on the future role of the District's settlements and villages and to allocate appropriate levels and types of development to different settlements within the District focusing new development in locations which will provide and support sustainable communities. It is useful for plan making purposes to group these settlements into a hierarchy based on an understanding of their current size and level of service provision.

7.13 Bromsgrove is by far the largest settlement and stands alone at the top of the hierarchy with a different order of services and facilities in comparison to all of the other settlements in the District. Bromsgrove Town is therefore principally the preferred location for growth.

7.14 The settlement hierarchy reflects the regeneration priorities for the District and is based on an assessment of the facilities and services available in each ward. It is envisaged that flexibility and pragmatism will be applied in consideration of the merits of each proposal for any new development as it comes forward, particularly in the more rural parts of the District.

7.15 It is important that housing is delivered in the most sustainable way possible. In the first instance this means delivering housing on brownfield sites within existing settlement boundaries.

Unfortunately the amount of brownfield land identified within the Strategic Housing Land Availability Assessment (SHLAA) that is currently suitable and available for development is insufficient to meet locally identified housing targets. This means that greenfield sites will need to be released immediately to achieve a five year supply of housing.

7.16 Homes with large back gardens are a common feature in Bromsgrove District and previously a notable number of housing completions have come from developments on garden land. Although garden land was previously defined as brownfield land in PPS3, garden land has now been removed from this definition and therefore it no longer assumes priority for development. This does not mean that all development on garden land should be refused but rather that careful consideration should be given to any proposals and whether there are any mitigating factors. One of the most important considerations for determining applications on garden land will be the retention of the existing character of residential areas. Development which significantly increases the proportion of ground coverage or the scale of proposed buildings is likely to be out of keeping with its surroundings and therefore is likely to be unacceptable and will be refused. Development of garden land will only be supported where it fully integrates into the residential area, is in keeping with the character and quality of the local environment or unless there are significant overriding mitigating circumstances.

7.17 The immediate allocation of strategic sites in Bromsgrove Town is essential if 4,000 homes are to be delivered by 2021. However, these sites alone will be insufficient to maintain a five year supply throughout the plan period. Therefore, other smaller greenfield sites, that are highlighted in the SHLAA, will also need to come forward in the interim in order to ensure a five year supply of land. These are primarily the areas that were reserved for future development in the Local Plan, formerly known as Areas of Development Restraint (ADR) but also include a site in Barnt Green identified as "white land" in the BDLP. These sites will therefore also be allocated and will henceforth be referred to as 'Development Sites'.

7.18 Whilst the majority of development will occur in the larger settlements there will be opportunities for small affordable housing schemes in rural settlements that meet local needs.

7.19 Core Policy 2 Settlement Hierarchy

There will be four main facets to the delivery of housing in Bromsgrove District:

1. **Development of previously developed land or buildings within existing settlement boundaries which are not in the designated Green Belt**
2. **Expansion Sites around Bromsgrove Town**
3. **Development Sites in large settlements**
4. **Rural exception schemes in small settlements where it is of an appropriate scale and supported by robust evidence proving a local need**

Development of private residential gardens will not be supported unless

- **there are substantial overriding environmental, social and economic benefits to justify the development**
- **they integrate fully into the neighbourhood by retaining the existing character**
- **they are in accordance with policies CP3 Development Principles, CP18 High Quality Design and CP23 Green Belt**

The immediate release of development sites is promoted in policy CP4 with development phased throughout the plan period.

Where needed to maintain a 5 year supply of sites comprehensive proposals for housing on development sites will be supported. The Annual Monitoring Report will be used to identify the required rate of housing delivery for the following five year period, based on the remaining dwellings to meet overall requirements. When a five year supply has been achieved the Council will consider whether granting permission would undermine the objectives of this strategy.

7.20 Proposals for new development should be located in accordance with the District's settlement hierarchy shown in Table 2 on page 18. This will ensure that development contributes to the regeneration priorities for the area, reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement and will assist villages to remain viable and provide for the needs of the catchment that they serve.

Table 2.
Districts Settlement Hierarchy

Settlement type	Name	Suitable development
Main Town (population circa 30,000)	Bromsgrove	Comparison and convenience retail (to meet District requirements and needs) Commercial leisure-restaurants, cafes pubs and bars Office Residential Hotels/guest houses Employment Leisure/culture ie churches, health centres, libraries, public halls etc Major services
Large 'Settlement' (population circa 2500-10,000)	Alvechurch Barnt Green Catshill, Hagley Rubery Wythall	Convenience A1 retail (to meet needs of the specific village) Local services Residential Small scale business/office development
Small 'Settlement' (population circa 50-2500)	Belbroughton Blackwell Cofton Hackett Romsley Stoke Prior Adams Hill Beoley Bournheath Burcot, Clent Dodford Fairfield Finstall Holy Cross Hopwood Lower Clent Rowney Green	Housing to meet local needs (through rural exception sites in appropriate circumstances) Local services Small scale rural employment in appropriate circumstances More limited local services for eg 'corner shop'/ post office, pub

Based on housing growth levels of 4000 up to 2021

Core Policy 2 at a glance

Summary:
Sets out a hierarchy of settlements in the Bromsgrove District; defines suitable development appropriate by type of settlement; provides an indication of possible suitable development and highlights the need for phasing throughout the plan period to ensure the maintenance of a 5 year supply.

Public Consultation response:
Support for setting out a clear hierarchy of settlements and an indication of possible suitable future development for each settlement type. Support for focus of development on Bromsgrove Town Centre in the first instance but concern for continued vitality of smaller villages. Support for the continued use of brownfield land in the first instance and also the need to identify sites for development. Some respondents felt that the role of ADR's should be clarified.

Strategic Objectives:
Supports SO1, SO2, SO3 and SO6.

Sustainability Appraisal:
An important policy for social and economic reasons and does not require release of green belt land in the short term. Focuses growth in sustainable locations whilst acknowledging the importance of allowing some growth in the villages.

Bromsgrove Council Priorities:
CO1 Regeneration, priority Town Centre and CO3 One Community, priority Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic themes of Economic Success, Town Centre Redevelopment, Housing, Stronger Communities and A Better Environment for Today and Tomorrow

Policy Context:
PPS1 highlights the need to bring forward sufficient land of a suitable quality in sustainable locations to meet the expected needs for housing and industrial development. Focus developments that attract a large number of people, especially retail, leisure and office development, in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development.

PPG2 gives protection to the Green Belt, be it in agricultural, forestry or other use and can assist in moving towards more sustainable patterns of urban development. The purposes of the green belt are to check the unrestricted sprawl of large built-up areas; to assist in safeguarding the countryside from encroachment and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

PPS3 supports the objective of creating mixed and sustainable communities, and ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.

PPS4 states that the LPA should define a network (the pattern of provision of centres) and hierarchy (the role and relationship of centres in the network) of centres that is resilient to anticipated future economic changes, to meet the needs of their catchments sustainability.

PPS7 advocates a sustainable pattern of development by; focusing most development in, or next to, existing towns and villages; preventing urban sprawl and discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully.

PPG13 by shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking, and cycling.

7.21 CP3 Development Principles

7.22 When considering any proposals for development there are fundamental principles that need to be addressed. There is a need to balance the social, economic and environmental impacts of any particular development. This is critical in the delivery of sustainable development which is an overarching aim of the Core Strategy. Development should integrate into existing settlements without any undue adverse impact on existing communities.

7.23 Core Policy 3 Development Principles

In considering all proposals for development regard will be had to the following:

- **Accessibility to public transport options and the ability of the local road network to accommodate additional traffic;**
- **Any implications for air quality in the District and proposed mitigation measures;**
- **The capacity of infrastructure providers to accommodate growth;**
- **The quality of the natural environment including any potential impact on biodiversity, geodiversity, landscape and the provision of/ and links to green infrastructure networks;**
- **Compatibility with adjoining uses and the impact on residential amenity;**
- **The impact on visual amenity;**
- **The impact in relation to climate change ie the energy, waste and water hierarchies and future proofing;**
- **The impact on the historic environment; and**
- **Financial viability and the economic implications for the District.**

Core Policy 3 at a glance

Summary:
Sets outs development principles to ensure that developments are sustainable and can integrate into the locality without undue harm.

Public Consultation response:
Support for criteria in assessing planning applications.

Strategic Objectives:
Supports SO2, SO5, SO6, SO7, SO8.

Sustainability Appraisal:
The overarching nature of the policy means that it performs well against social, environmental and economic objectives. There are no recommendations for mitigation.

Bromsgrove Council Priorities:
CO1 Regeneration, priority economic development.

CO3 One Community, priority Housing.

CO4 Environment, priority Climate Change.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports themes of Stronger Communities and a Better Environment for Today and Tomorrow.

Policy Context:
PPS1 emphasises that sustainable development should be treated in an integrated way and that the interrelationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development are taken into account.

PPS3 highlights the importance of good design as being fundamental to the creation of sustainable, mixed communities.

PPS4 seeks to encourage sustainable economic growth whilst having regard to the character of the area and the need for a high quality environment.

PPS9 is based on the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible.

PPG13 emphasises that planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access facilities and services by public transport, walking, and cycling.

7.24 CP4 Bromsgrove Strategic Site Allocations

7.25 As previously mentioned the Council intends to deliver approximately 4,000 homes in the 15 years between 2006 and 2021. At the time of writing, in the first 4 years of this 15 year period 642 homes have already been completed and a further 459 dwellings have outstanding planning consents. On this basis approximately a further 2900 dwellings will need to come forward by 2021. To achieve this aim it is considered necessary to allocate sites. This will provide clarity for all interested parties on where the homes will be located and how the targets will be achieved.

7.26 The allocations will be separated into two separate forms. Firstly, there are the 3 Bromsgrove Town Expansion sites which all need to come forward if the target of 4,000 is to be achieved. Separate to this are the Other Development Sites which are primarily the smaller sites located around the District which also have an important role to play in achieving housing targets. The capacity figures identified for the majority of sites and which can be found in table 3 of this document and is based on development at 30 dwellings per hectare. This formula highlights the minimum capacities achievable on-site. In many cases further detailed assessment may identify that different capacities can be achieved.

7.27 A) Bromsgrove Town Expansion Sites

7.28 Bromsgrove Town is the most sustainable location for significant growth within the District due to the wide variety of services, facilities and employment opportunities available. In addition there are good public transport links by both bus and rail providing people with a realistic alternative to the car. With the greatest need and demand for housing in Bromsgrove Town, it is a logical location for growth.

7.29 A sustainable urban extension is proposed around the west and north of Bromsgrove Town. The urban extension contains three development opportunities, as shown on Map1 (page 28), that individually and collectively are of such scale and significance that they are central to the success of the Core Strategy. In recognition of this, and to enable progress as quickly as possible, their development is promoted directly through the policies, explanatory text and illustrative diagrams in the Core Strategy. The sites are:

- Norton Farm, Birmingham Road (BROM1)
- Perryfields Road (BROM2)
- Whitford Road (BROM3)

7.30 Whilst these 3 sites are physically separate and under different land ownerships the Council considers that treating the sites as a single urban extension will lead to better integrated development that provides a range of complementary uses. For example Green Infrastructure and Transport Strategies will extend beyond site boundaries improving linkages into the Town and the wider countryside. Progressing the sites together should ensure a good mix of uses with the right amount of infrastructure to meet local needs in the District. Work is ongoing with the Advisory Team for Large Applications (ATLAS) and relevant developers etc in order to progress this approach.

7.31 The policy itself focuses on the principles of development and is not intended to provide policy guidance in every respect. It must therefore be read in conjunction with other policies contained within the Core Strategy and any other relevant policies at a national and local level.

7.32 BROM1, BROM2 & BROM3

7.33 The 3 sites provide opportunities for logical extensions to existing urban areas to the west and north of the town. With the M5 and M42 providing defensible long term boundaries the impact on the wider Green Belt would be negligible. The combined area of the strategic allocations is approximately 111 hectares of which 12 hectares are on BROM1, 75 hectares are on BROM2 and 24 hectares on BROM3.

7.34 The development will provide a full mix of uses to maximise sustainability and provide wider community benefit. Uses will include housing, employment, improved public transport links, a local centre and retail and community facilities such as play facilities and sports pitches.

7.35 The development of this urban extension would make a significant contribution towards delivering locally identified housing targets. However, it is critical that in order to achieve these targets that new housing addresses local need rather than encouraging further in-migration into the District. Therefore detailed development proposals will need to conform with other policies in the Core Strategy that focus on the delivery of 2 and 3 bedroom units and 40% affordable housing. Evidence gathered also identifies a need in the District for housing suitable for the elderly and this site provides an opportunity to address this need. Whilst building to Lifetime Home Standards ensures homes are compatible for the elderly there is also a need for more specialised accommodation such as an 'extra care' village that offers varying degrees of residential care. It is not only the type and size of dwellings that are important, they should also be of high quality design and be constructed in a sustainable way to maximise energy efficiency and embracing opportunities for renewable energy use.

7.36 One of the key overarching objectives of all three sites is that the development should be to minimise the use of car based travel. This will mean significant improvements to public transport and the improved provisions for walking and cycling.

7.37 The proximity of the motorway means that air and noise quality will be an issue that requires further investigation. The site is also located near to an Air Quality Management Area (AQMA) at junction 1 of the M42. The design of any new development will need to take the existence of the AQMA into full consideration to avoid any additional adverse impact.

7.38 Core Policy 4 A) Bromsgrove Town Expansion Sites Policy

The mixed use urban extension is proposed across 3 sites that will create a sustainable and balanced community that integrates into the existing residential areas of Bromsgrove. The development will fully address the social, economic and environmental facets of sustainable development and will consist of a minimum of 1850 dwellings, 5 hectares of employment land, local centre(s) and retail and community facilities.

Of this total allocation BROM1 will include a minimum of 270 dwellings and associated community infrastructure that should include public open space with play facilities.

BROM2 will contain a minimum of 1110 dwellings, 5 hectares of local employment land (office and/or light industry), local centre(s) with a mix of retail and other A class uses and community facilities (including a community hall, play areas and sports pitches).

BROM3 will include a minimum of 470 dwellings and associated community infrastructure that should include public open space, a park with play facilities and a local retail unit.

It is envisaged that:

i. **The sites will have an overall strategy for green infrastructure that maximises opportunities for biodiversity and recreation throughout creating a green corridor around the Battlefield Brook (BROM2) and in the case of BROM3, links to Sanders Park.**

ii. **The residential development reflects the local need of a high proportion of 2 and 3 bedroom properties and contains 40% affordable housing (of which 66% is social rented and 33% is intermediate).**

iii. **BROM2 should contain an extra care facility of approximately 200 units to help meet the pressing need for accommodation for the elderly.**

iv. **An overall transport strategy will be developed that maximises opportunities for walking and cycling this will mean making full use of the Sustrans route No. 5 (in BROM2) and Monarchs Way (adjacent to BROM3).**

v. **Significant improvements in passenger transport will be required meaning integrated and regular bus services connecting the new and existing residential areas to the railway station, with the Town Centre as the focal point of the network. In particular, a regular service should be routed through BROM2 and into the residential area of Sidemoor which would provide benefits for the wider community.**

vi. **Junction improvements will be required at the main entrances to sites to improve traffic flow and minimise the impact of new development. Locations will include Birmingham Road, Perryfields Road/Stourbridge Road, Perryfields Road/Kidderminster Road and Whitford Road**

vii. **Noise and air pollution emanating from the M5 and M42 will need to be addressed ensuring that sensitive land uses and the AQMA at junction 1 of the M42 are not unduly impacted upon.**

viii. **Flood risk from the Battlefield Brook on BROM2 and BROM3 should be addressed through avoidance and flood attenuation measures; and surface water run off must be managed to prevent flooding on and around all of the sites.**

ix. **Important biodiversity habitats and landscape geodiversity features should be retained and enhanced with any mitigation provided where necessary. There should be no net loss of hedgerow resource within the sites. Full account should be taken of all important and notable species (e.g badgers, reptiles, water voles and bats).**

x. **The development will need to reflect the topography of the sites with built form avoiding the prominent ridgelines on both BROM1 and BROM3.**

xi. **All development must be of a high quality and locally distinctive to Bromsgrove, thereby enhancing the existing character and qualities that contribute to the town's identity and create a coherent sense of place. There should be a continuous network of streets creating a permeable layout and the use of continuous building lines to help define streets.**

xii. **The developments should follow the energy and waste management hierarchies and incorporate zero or low carbon energy generation technologies.**

xiii. **Financial contributions for wider infrastructure provision together with town centre regeneration will be required in accordance with CP24 Planning Obligations.**

7.39 B) Other Development Sites

7.40 As aforementioned the supply of brownfield land, identified within the Strategic Housing Land Availability Assessment (SHLAA), which is currently suitable and available for development is insufficient to meet locally identified housing targets. This means that greenfield sites will need to be released immediately to achieve a suitable supply of housing. This will initially be achieved through the allocation of expansion sites around Bromsgrove Town as outlined above. However, these sites alone will be insufficient to maintain a suitable supply throughout the plan period. They are also large sites which may be difficult to fully deliver in the short term. Other smaller greenfield sites, that are highlighted in the SHLAA, will therefore need to come forward in the interim in order to ensure the adequate supply of land. These are primarily the areas that were reserved for future development in the Local Plan, formerly known as Areas of Development Restraint (ADR) and will now be referred to as 'development sites'[15].
It should be stressed that these are not designated as Green Belt land. The development of these sites would make a significant and cumulative contribution towards delivering locally identified housing targets. They are also located within or close to existing larger settlements which are considered to be sustainable locations and have a good range of existing services available, some of which include for example a railway station, schools and shops.

7.41 Alvechurch
Comprises two small development sites, located on the northern edge of the existing residential area of Alvechurch. The first site which has an area of approximately 1.06 hectares is located on the corner of Birmingham Road and Old Rectory Lane and is predominantly agricultural/ grassland. The second site has an area of around 0.60 hectares, is predominantly grazing land although there is significant woodland, no development will be acceptable on the wooded section. The site is located to the rear of houses fronting Brimingham Road, with a branch of the Worcester and Birmingham canal located to the western boundary, as shown on Map 2 (page 29).

7.42 Barnt Green 'White land'
Also included in the list of other development sites is land at Barnt Green identified as 'white land' in the BDLP. The site has an area of approximately 5 hectares and is identified on Map 3 (page 30). At the Public Inquiry held into the Proposed Modifications of the Bromsgrove District Local Plan the Inspector identified that said site[16] at Barnt Green was a suitable location for some ADR provision. Following a High Court challenge whereby the views of the Inspector were upheld and after due consideration, BDC now concur with this view.

7.43 Catshill
This site is located to the north western edge of the residential area of Catshill, to the rear of houses fronting Stourbridge Road and bounded in part to the north by the M5. It totals some 6.04 hectares in area, is vacant and has a watercourse running through it, together with associated flood plain and is shown in Map 4 (page 31).

7.44 Frankley
This site is located close to the boundary with Birmingham in the north western sector of the District. The site is approximately 6.66 hectares in area and is currently vacant. Restrictive covenants affect the site which limits both its use and developable area. See map 5 (page 32).

7.45 Hagley
This large site, is located to the south of Kidderminster Road (A456) and to the west of the A491 and is almost 22 hectares as indicated on Map 6 (page 33).
It is predominantly agricultural land with some residential development to the southern end of the site. Gallows Brook bisects the site. It is considered that this site could provide a sustainable mixed use development comprising community leisure, employment and residential development.

7.46 Ravensbank expansion site
This site is located to the south/east of the existing Ravensbank employment site and is approximately 10 hectares in area, as indicated on Map 7 (page 34).
The original employment site caters for Redditch Borough's needs and it is envisaged that this expansion site could provide additional capacity for Redditch's needs on a similar basis.

15. Please see individual plans showing the boundaries of the development site's
16. As shown on plan

7.47 Wagon works/St Godswalds Road
This development site is located south of existing residential development at Scaife Road, south/west of St Godwalds Road and in relative close proximity to Bromsgrove railway station, as shown on Map 8 (page 35). This site comprises almost 8 hectares of land currently used for grazing purposes.

7.48 Wythall
Comprises two development sites located to the north and east respectively of the existing residential area at Wythall, as shown on Map 9 (page 36). The first site is approximately 6.3 hectares in area and the second smaller site has an area of approximately 3.1 hectares.

7.49 Core Policy 4 B) Other Development Sites Policy

The Council will support/promote development at the sites as detailed in Table 3 (page 26). The following general principles will be applied to the consideration of proposals to develop such sites:

For solely housing sites:

- **Residential development should reflect local need and should contain a high proportion of 2 and 3 bedroom properties**
- **Development should contain 40% affordable housing (of which 66% is social rented and 33% is intermediate)**
- **Housing should be designed to be suitable for the elderly and should, for example, be constructed to Lifetime Home Standards (See CP 8)**

For all uses, new development should:

- **Minimise the use of car based travel and maximise opportunities for use of public transport, walking and cycling.**
- **Be of a high quality design and locally distinctive.**
- **Create a sustainable and balanced community that integrates into the existing built fabric of the settlement to which it relates**
- **Be constructed in a sustainable way to reflect energy and waste management hierarchies, maximising energy efficiency and incorporating zero or low carbon energy generation technologies**
- **Address noise and air pollution issues by incorporating mitigation measures to ensure sensitive uses and AQMA's are not unduly impacted upon[17].**
- **Matters of flood risk should be addressed through avoidance and flood attenuation measures. Surface water should be managed to prevent additional flooding from this source in both the new and existing development**
- **Important biodiversity habitats and landscape geodiversity features should be retained and enhanced and mitigation measures provided where appropriate. Full account should also be taken of all important and notable species. It is expected that opportunities for enhancing green infrastructure and maintaining important green corridors will be embraced.**
- **Financial contributions for wider infrastructure provision together with town centre regeneration where appropriate will be required in accordance with CP24 Planning Obligations.**

Table 3 on page 26 highlights the minimum levels of development achievable at the various sites and also possible ways these development sites could be taken forward (not in any particular priority order). The figures identified are indicative and do not represent the only development options that may be acceptable particularly with the emergence of windfall sites throughout the plan period.

17. The Hagley site is located close to an Air Quality Management Area (AQMA) at Kidderminster Road, Hagley. The design of any new development will need to take the existence of the AQMA into full consideration to avoid any additional adverse impact

Table 3.
Minimum Levels of Development

Development Sites	Map No	Area (hectares)	Suitable use	Minimum Housing Capacity[18]
Alvechurch	2	1.66	housing	42
Barnt Green 'White land'	3	5[19]	housing	98
Catshill	4	6.04	housing	100[20]
Frankley	9	6.6	Open space/housing	66
Hagley	5	21.9	Mixed use[21]- community leisure/employment/ residential	219
Ravensbank expansion site (for Redditch's needs)	8	10.3	employment	-
Wagon works/St Godwalds Road	6	7.8	housing	212[22]
Wythall	7	9.4	housing	199
Totals		**75.66**		**936**

Question 2) Do you agree with the suggested suitable uses to be provided at each location as outlined in table 2? If not can you suggest alternative options and give a reasoned explanation of how your proposal was derived?

Question 3) is your proposal backed up by evidence? If so, please supply such evidence.

18. Based on a density of 30 dwellings per hectare (dph) on 65% of sites where above 2 hectares in size and 85% of sites where below 2 hectares
19. Potential developable area
20. Lower densities are likely to be achieved due to area of flood risk within site
21. As combined area of sites is significantly greater than other areas, a mixed use development here is considered a more sustainable option. Sites could be developed in various proportions for community leisure, employment and residential uses
22. Maximum capacity of site based on detailed evidence submitted with planning application

Core Policy 4 at a glance

Summary:
The policy identifies the sites that will accommodate a significant proportion of growth and sets out guidance for the development of the sites.

Public Consultation response:
Views received stating that the Core strategy should allocate sites but only those that are fundamental to the delivery of the strategy.

Strategic Objectives:
Supports SO1, SO2, SO4, SO5, SO6, SO7, SO8, SO9, SO11, SO11.

Sustainability Appraisal:
The policy performs well against a number of objectives for several reasons including the delivery of affordable housing, job creation and access to facilities and services. The policy performs less favorably against some of the environmental objectives is not strong due to the loss of Greenfield land. However, given the lack of brownfield alternatives available within the District this is inevitable. The recommendation for mitigation is the creation of a detailed masterplan that addresses a full range of issues including biodiversity and green infrastructure.

Bromsgrove Council Priorities:

CO1 Regeneration, priority economic development.

CO3 One Community, priority Housing.

CO4 Environment, priority Climate Change.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports themes of Stronger Communities, A Better Environment for Today & Tomorrow and Economic Success That is Shared by All.

Policy Context:

PPS1 seeks to ensure the provision of sufficient, good quality, new homes...
And bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing and industrial development.

PPG2 supports the purposes of the Green belt by checking unrestricted sprawl of large built-up areas and assisting in safeguarding the countryside from encroachment.

PPS3 supports the objective of creating mixed and sustainable communities, and ensuring that housing is developed in suitable locations

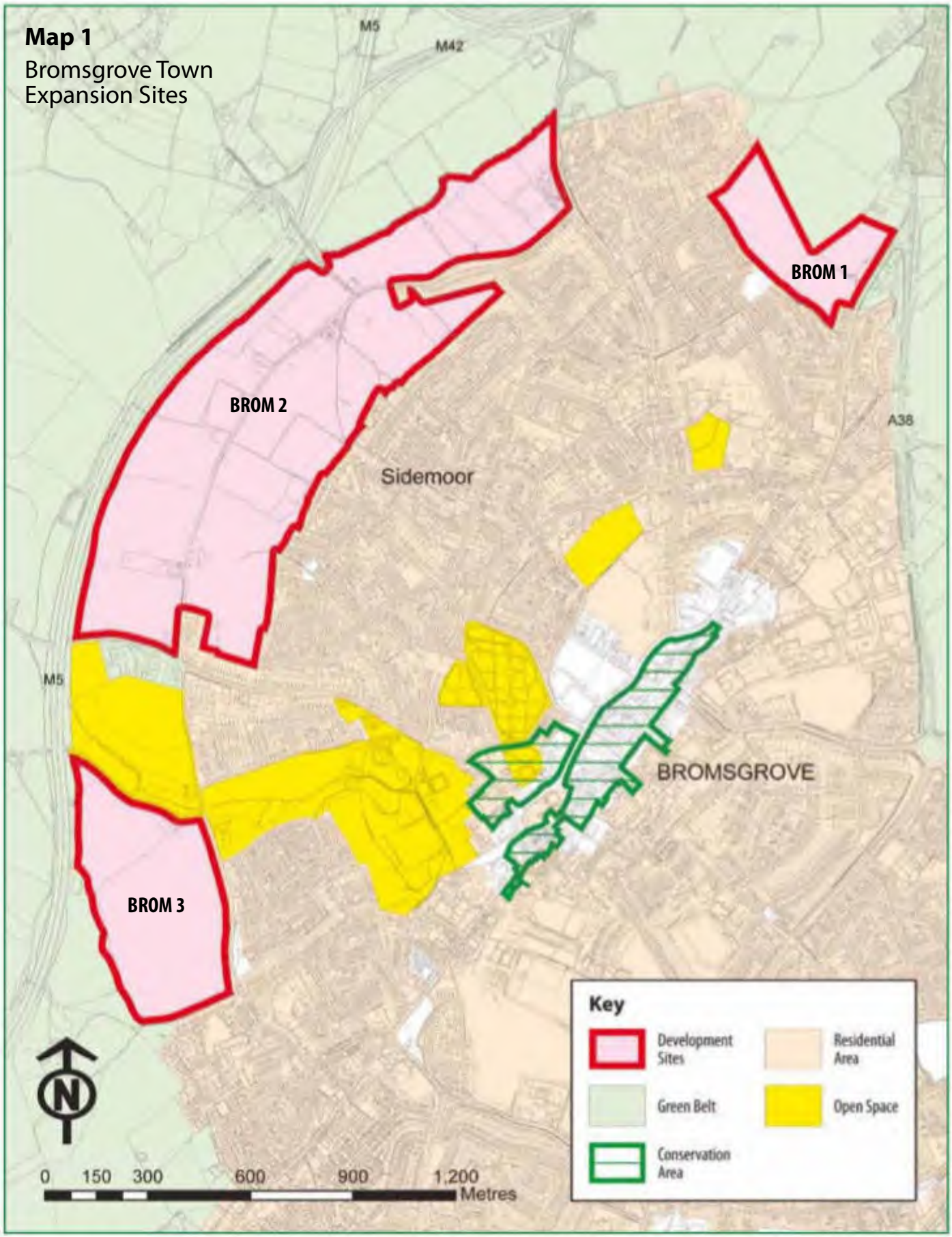
PPS7 advocates a sustainable pattern of development by; focusing most development in, or next to, existing towns and villages; and preventing urban sprawl.

PPG13 emphasises the need to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access facilities and services by public transport, walking, and cycling.

PPS24 advises Local Authorities on the use of planning powers in order to reduce the adverse impacts of noise.

PPG25 emphasises the delivery of sustainable development and takes into account the need to avoid, reduce and manage flood risk. It avoids inappropriate development in areas at risk of flooding, and directs development away from areas at highest risk .In exceptional cases where new development is necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Map 1
Bromsgrove Town Expansion Sites



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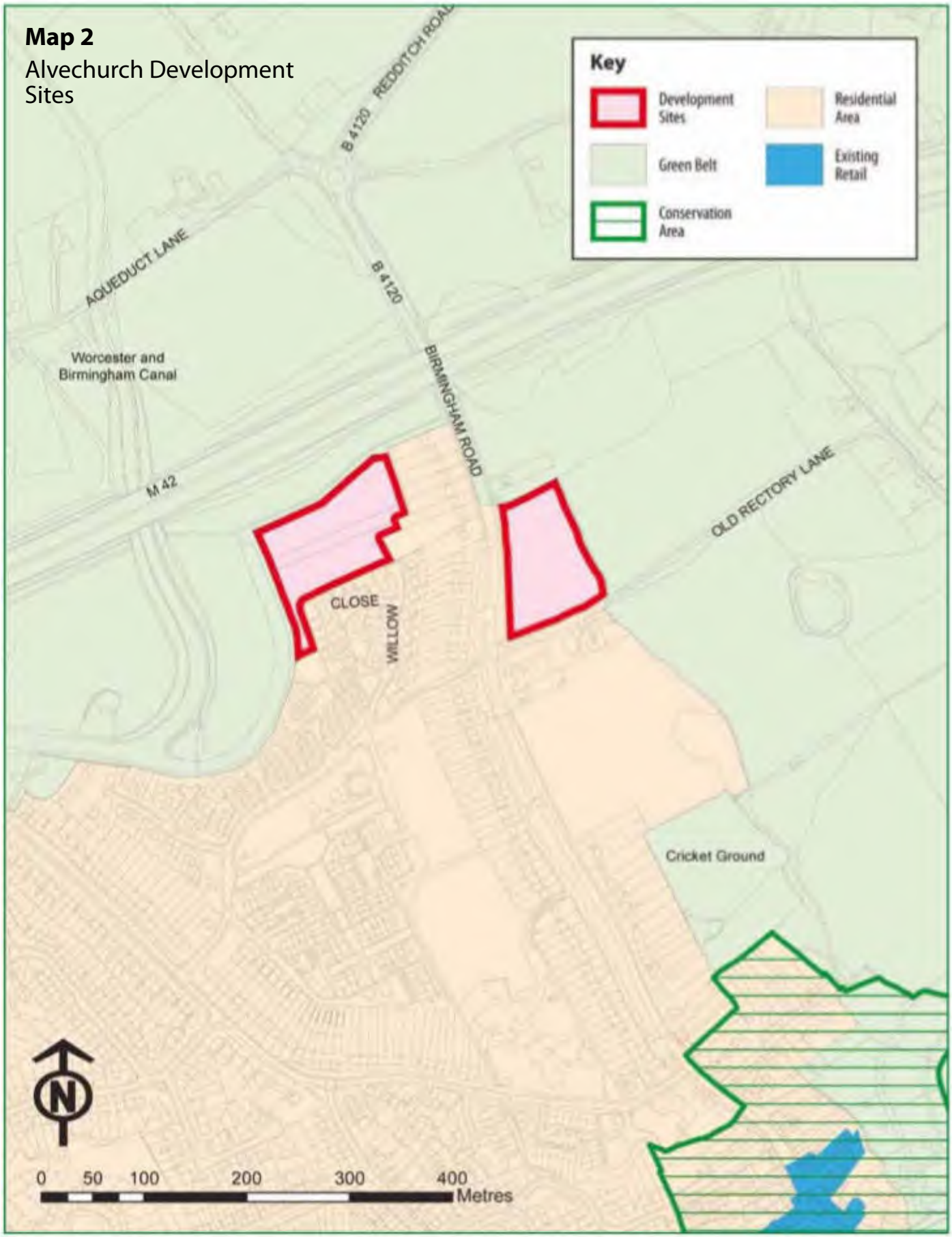
Map 2
Alvechurch Development Sites



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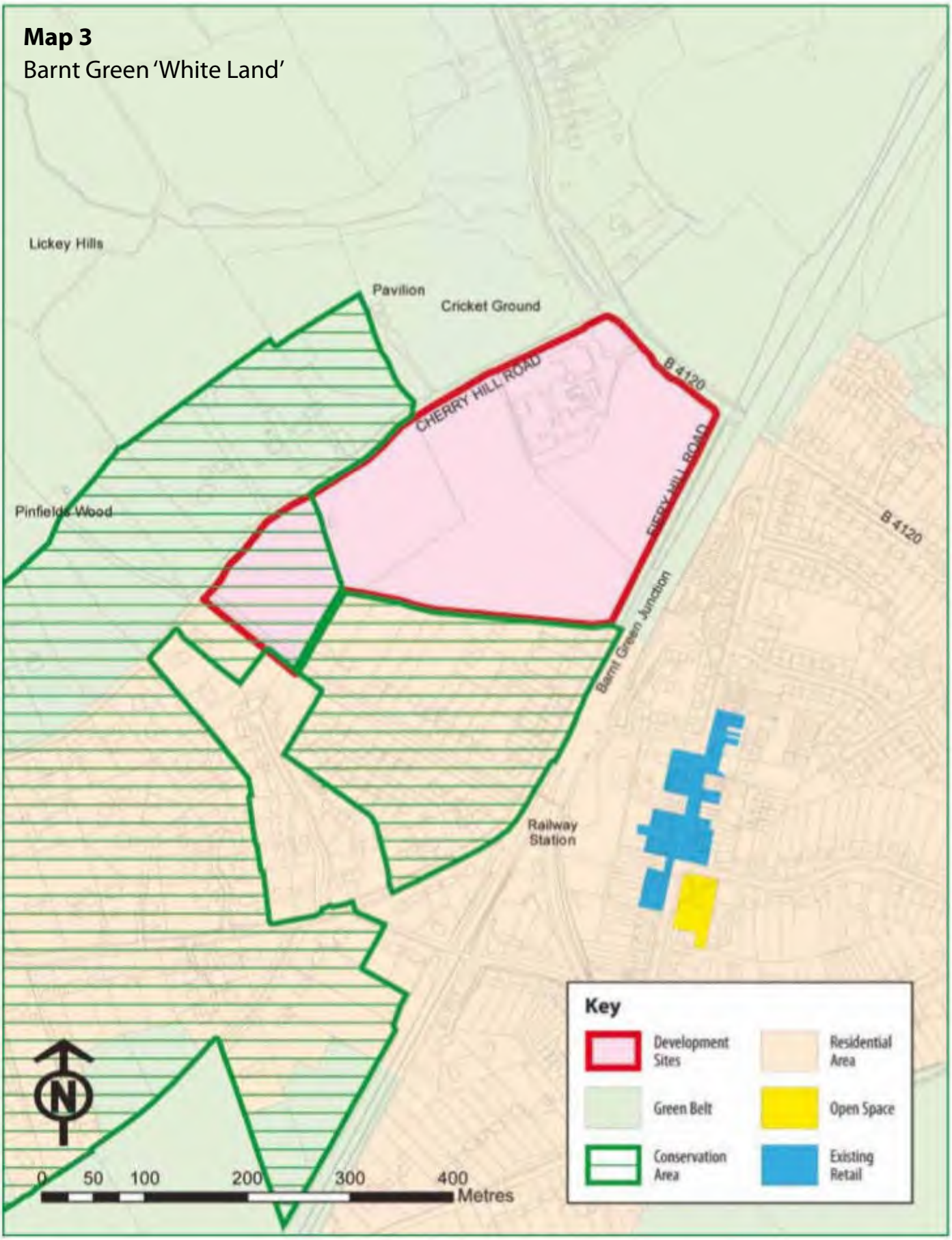
Map 3
Barnt Green 'White Land'



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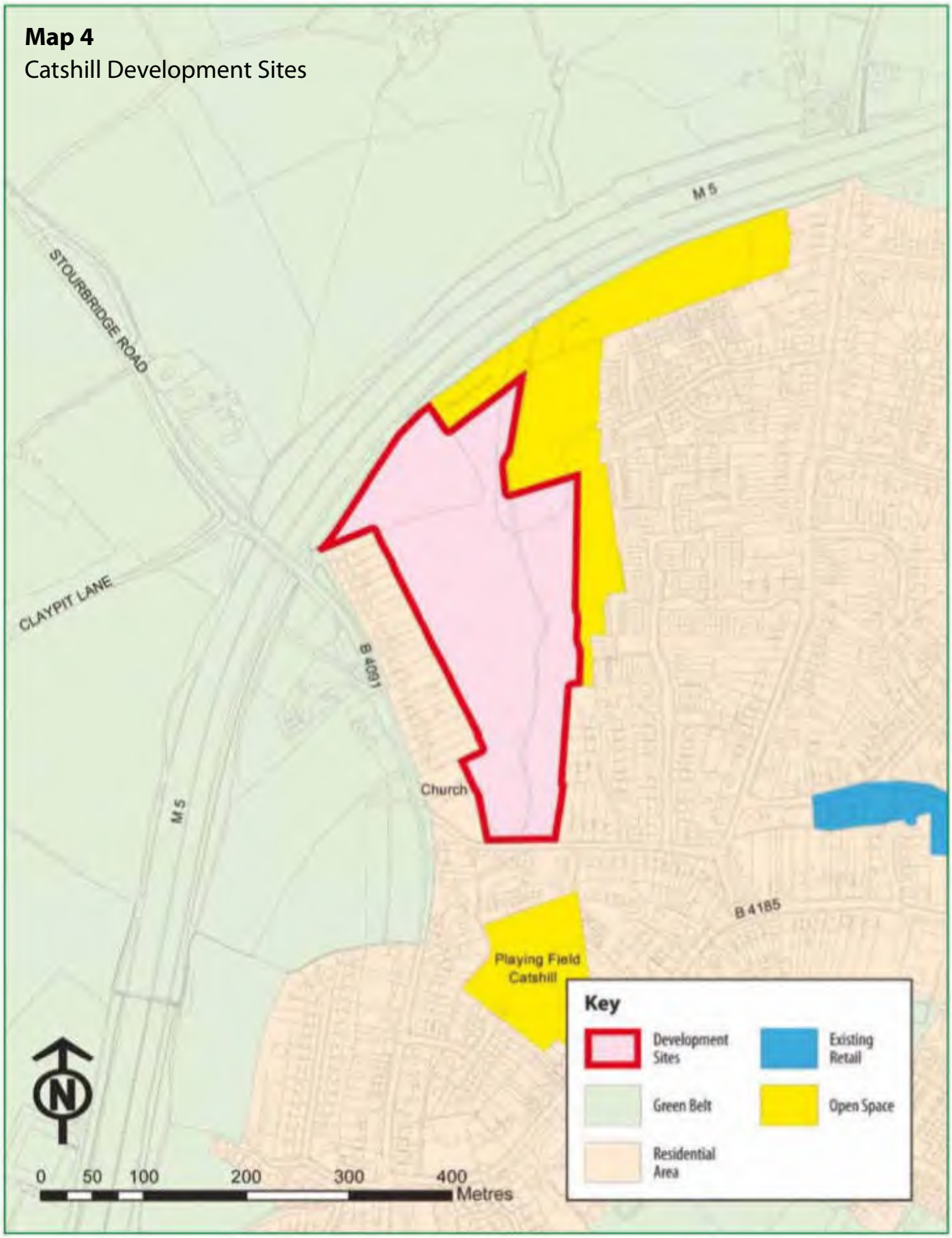
Map 4
Catshill Development Sites



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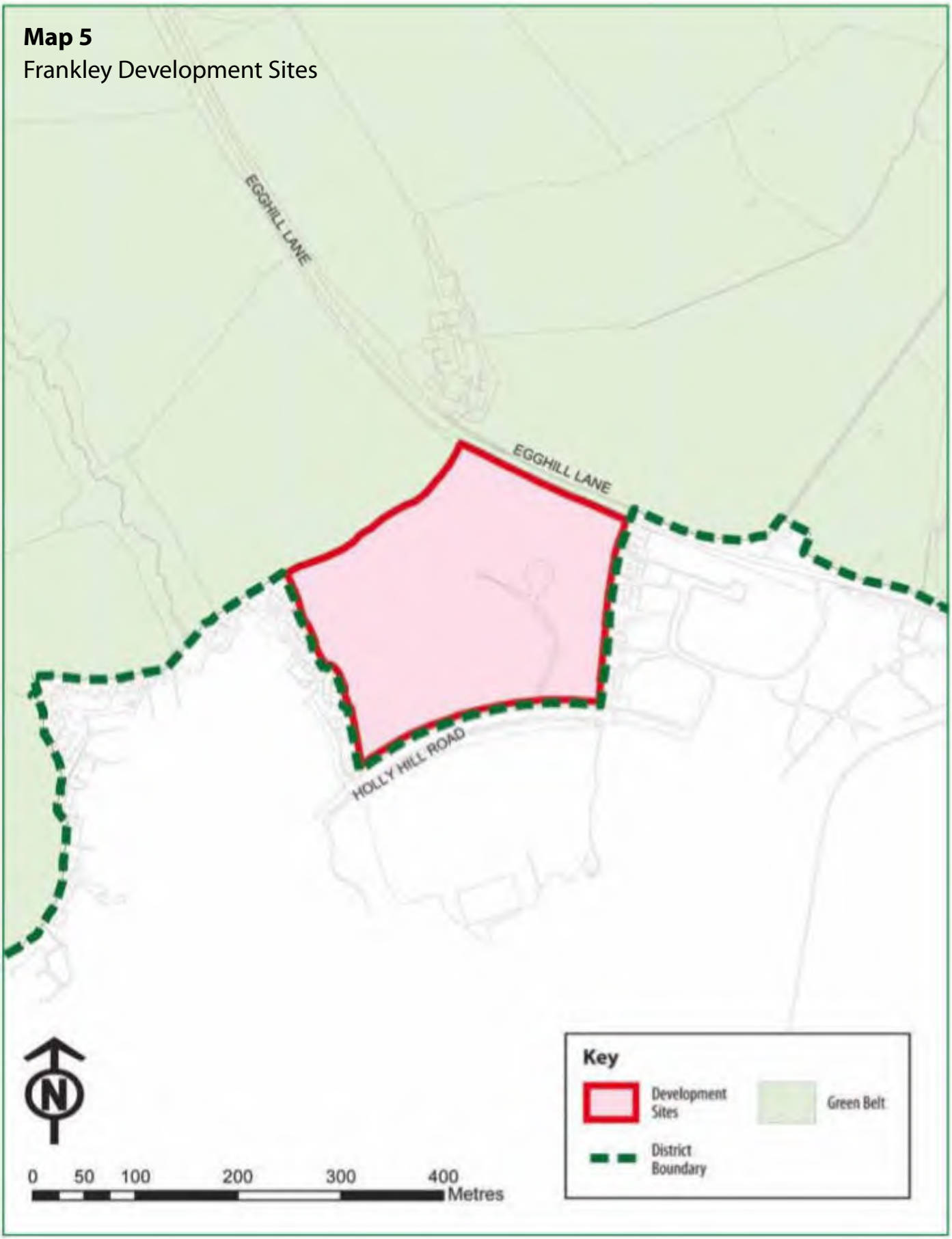
Map 5
Frankley Development Sites



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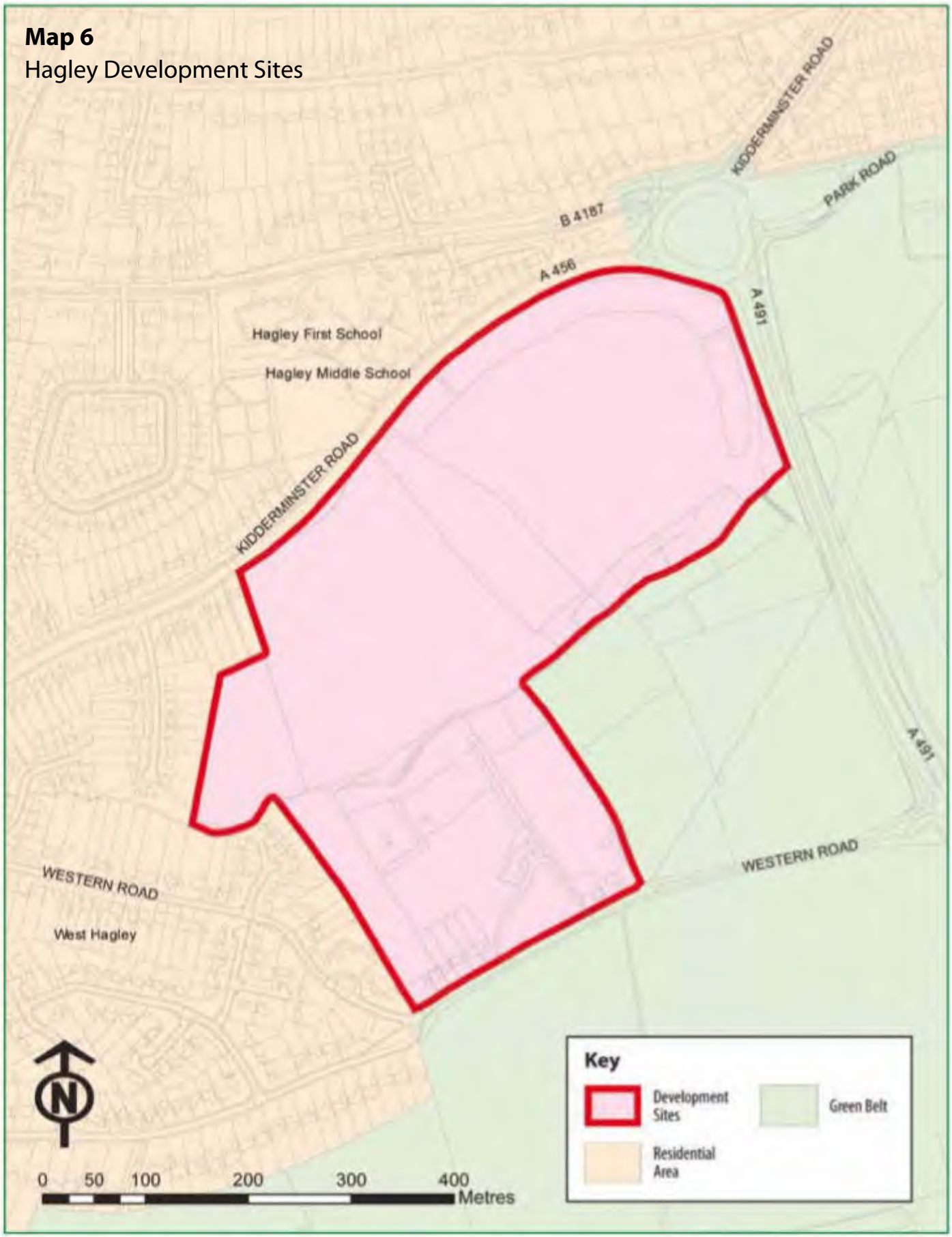
Map 6
Hagley Development Sites



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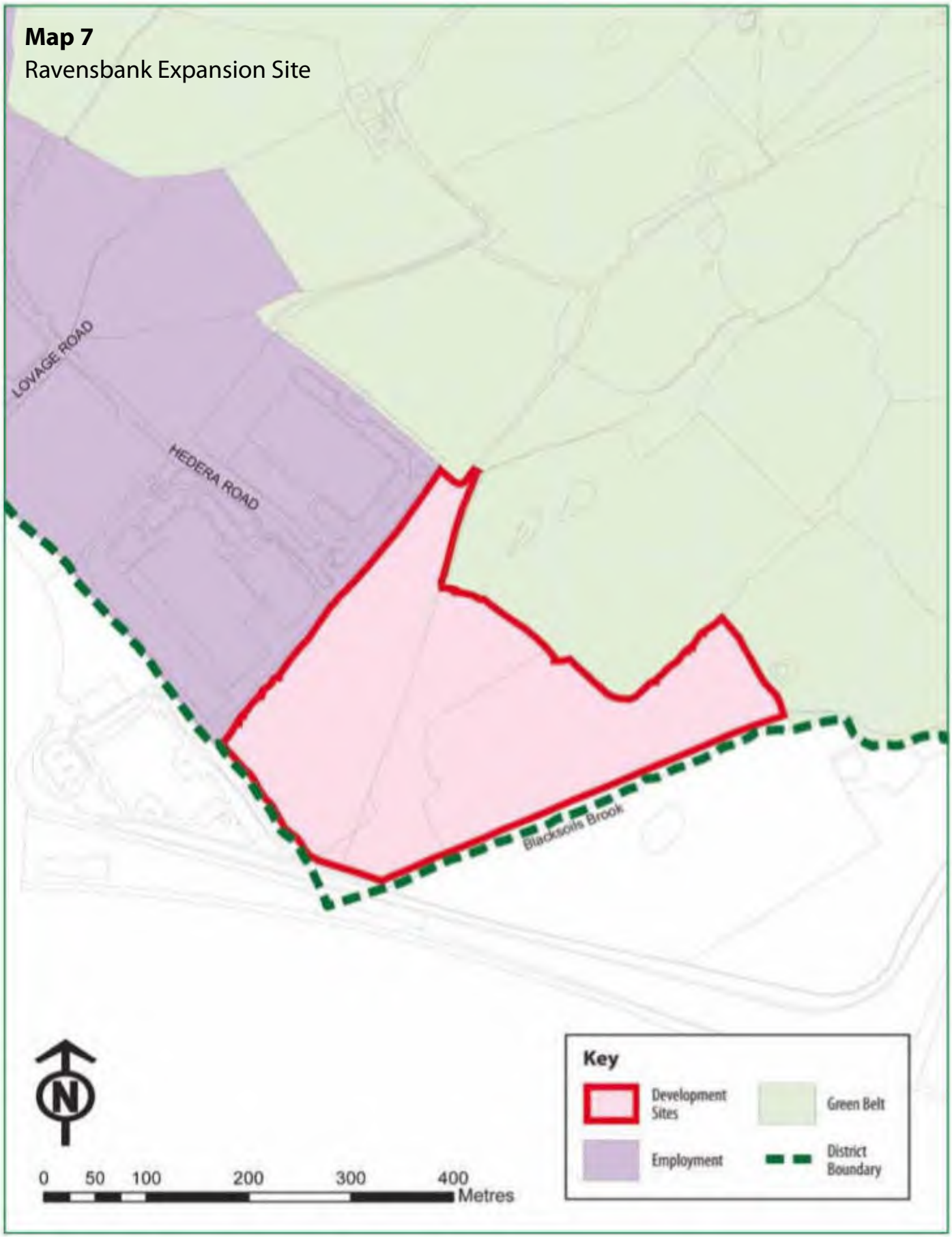
Map 7
Ravensbank Expansion Site



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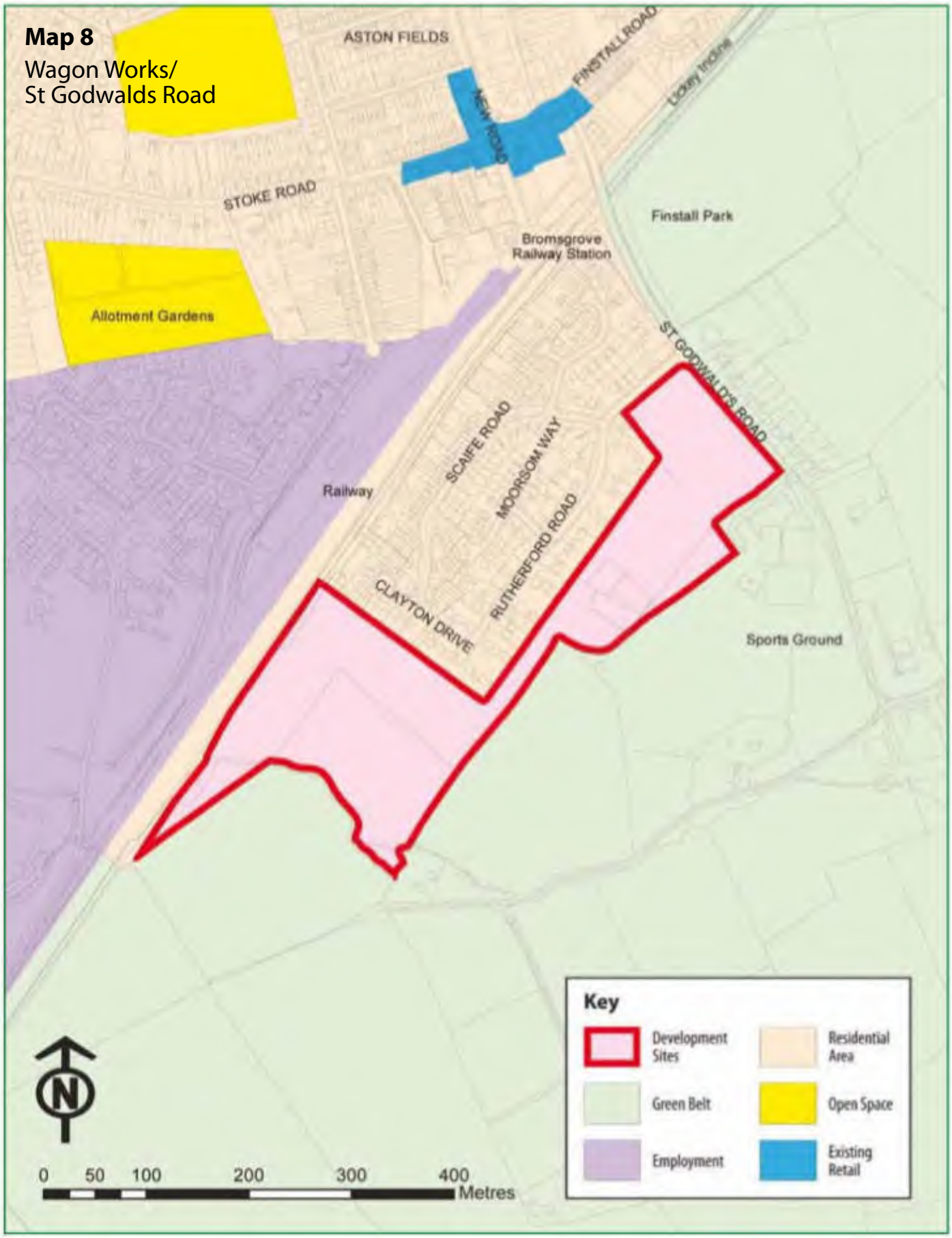
Map 8
Wagon Works/
St Godwalds Road



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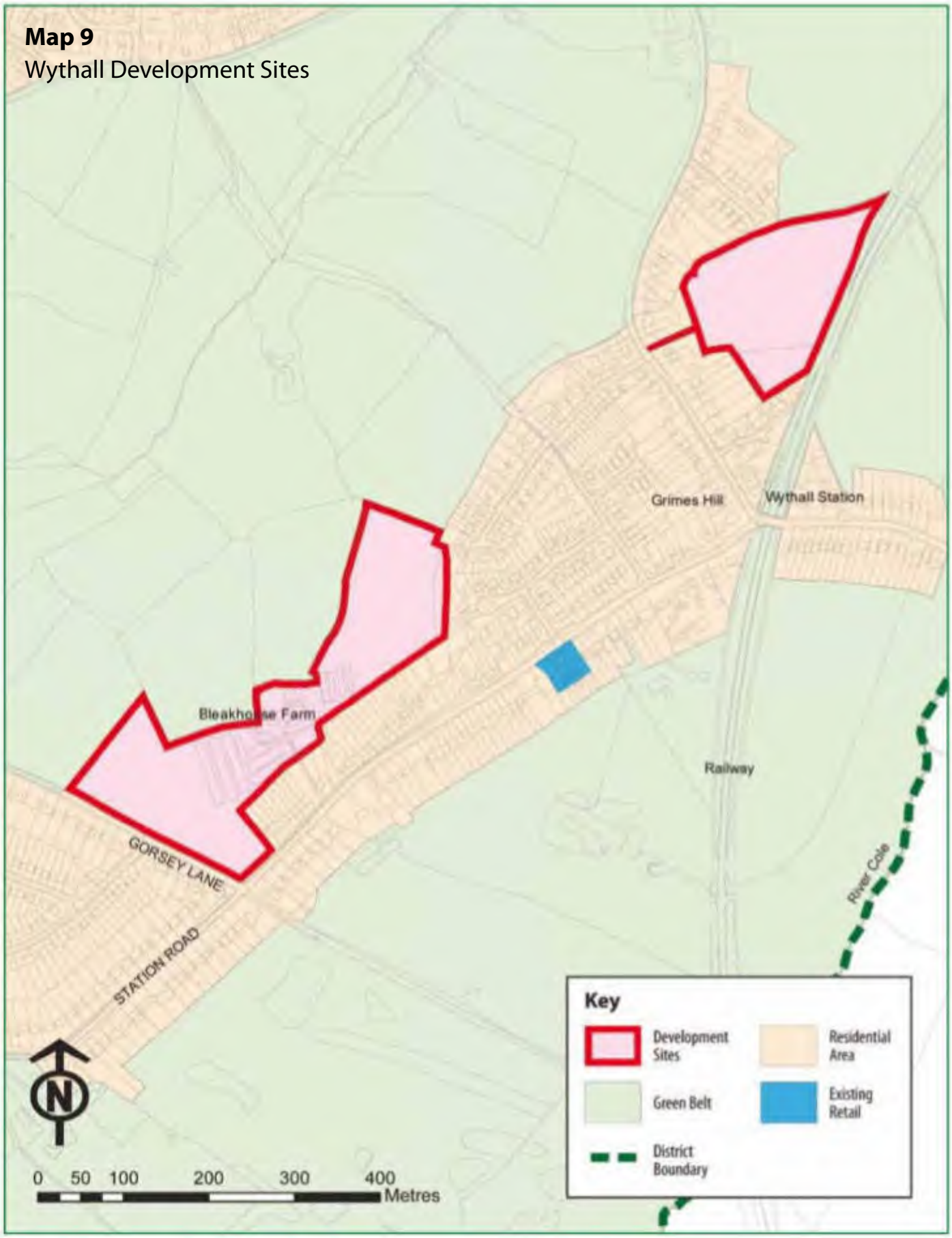
Map 9
Wythall Development Sites



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7.50 CP5 Neighbourhood Planning

7.51 The Government has stated that there needs to be a shift of power away from Westminster to the local level in relation to neighbourhood planning and decision making.

7.52 The Decentralisation and Localism Bill was published on the 13th December but does not yet have legal status. The Bill is far ranging, impacting on many areas of local government but in particular introduces new concepts in relation to the future local planning system. **http://services.parliament.uk/bills/2010-11/localism/documents.html**

7.53 Areas of proposed change include:

- Commencing the process for the abolition of Regional Spatial Strategies.
- Reforming the Local Planning process, in particular in relation to the role and scope of the Planning Inspector.
- Introducing neighbourhood planning, whereby local neighbourhood groups will be empowered to produce their own neighbourhood plans and neighbourhood development orders[23].
- Introducing the Community Right to Build, which will give local communities the power to take forward development in their area without the need to apply for planning permission, subject to meeting certain safeguards and securing 51% support of the community through a referendum.
- Introducing a Duty to Cooperate.

23. Neighbourhood development orders will enable local neighbourhood groups to permit development without the need for planning permission

7.54 It is envisaged that the District plan/core strategy will provide the overarching strategic framework for a District and communities will be able to approach the Local Planning Authority (LPA) for assistance in preparing a Neighbourhood Plan. The community will be able to decide what constitutes a neighbourhood and in the event of a dispute i.e. more than one group coming forward claiming to represent that community, it will be the LPA's responsibility to resolve this issue.

7.55 There will be rules governing the nature of the neighbourhood plan for instance they will need to be in conformity with both the overarching strategic plan (District Plan/Core Strategy) and will need to be consistent with National Policy.

7.56 A number of Parishes within the District have already produced parish/community plans for example Hagley, Alvechurch, Wythall, Barnt Green, Dodford with Grafton, Lickey and Blackwell, Clent and Cofton Hackett. Parish Plans include a number of locally identified objectives and action to help promote rural regeneration and act as a useful resource and delivery vehicle at the localised level. They offer a useful starting point for developing neighbourhood planning in a devolved system.

7.57 Core Policy 5 Neighbourhood Planning Policy

The Council is committed to the full engagement and involvement of the public in policy formulation and ensuring the community has a say in the future of their District. Involving the community in the planning process from the outset will provide many benefits for both the Council and the community and is a key part of a planning system which is open and transparent.

The Council is receptive to embracing effective and innovative methods of public involvement in the planning process and the formulation of sustainable plans which reflect locally defined needs and aspirations.

Questions:
1) what do you see as your local neighbourhood or community? for example is it:

- **Bromsgrove District as a whole?**
- **Your Parish?**
- **Your ward?**
- **Your village/settlement?**
- **A series of streets?**
- **Your street?**
- **Some other area or group?**

2) Would you be interested in helping to prepare a specific plan for your neighbourhood?

3) What do you see as the main issues affecting your neighbourhood?

Core Policy 5 at a glance

Summary:
To encourage and ensure greater public involvement in the Local plan making process.

Public Consultation response:
Considerable public opposition to cross boundary growth and view expressed that it was a "done deal". More transparency in the planning process is therefore required.

Strategic Objectives:
SO 12.

Sustainability Appraisal:
The policy performs well in social terms but has no direct bearing on environmental or economic objectives which can as yet be quantified.

Bromsgrove Council Priorities:
CO3 One Community.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic theme of Stronger Communities.

Policy Context:
PPS1 "Community involvement in planning should not be a reactive, tick-box, process. It should enable the local community to say what sort of place they want to live in at a stage when this can make a difference." Plans should be drawn up with community involvement and present a shared vision and strategy of how the area should develop to achieve more sustainable patterns of development.

7.58 No place like home

7.59 CP6 Housing Mix

7.60 Proposals for housing must take account of identified housing needs in terms of size, type and tenure of dwellings. These needs will include an appropriate provision for all sectors of the community, for example, to meet the needs of elderly people[24] and also the particular needs of gypsies and travellers[25].

7.61 National guidance seeks to ensure that a mix of different housing types is achieved across the plan area to meet the needs of the community. Household needs within Bromsgrove District are varied and include requirements for singles, couples, families, young and the elderly. There are also various households with special needs including disabled people with physical and/or sensory impairments, learning difficulties and mental health needs. Other household needs may include groups requiring supported accommodation such as Black and Asian Minority Ethnic groups, and travelling populations. Household sizes required to address these needs range from 1-bed to 4/5-bed properties, and the types and style of accommodation will include a diverse mix of flats, houses and bungalows.

7.62 In line with national trends Bromsgrove has an ageing population and the majority of this growth is predicted to be in middle aged and pensioner households. There is also a notable requirement for younger households (aged under 29). The Housing Market Assessment identifies that the greatest demand is predicted to be for 2 and 3 bedroom properties, many of which will need to be suitable for people of retirement age.

7.63 Bromsgrove has a high proportion of large 4 and 5 bedroom homes and in order to help redress the balance between large homes currently available and the ageing population there needs to be a significant change in building patterns across the District to provide alternatives to the increasing older population.

7.64 Land is a finite resource and in a District with limited potential for brownfield redevelopment, it is important that the use of greenfield sites is minimised. The level of development on sites should therefore be maximised without compromising the quality of housing development. Higher densities will be sought in locations close to the Town Centre and areas accessible by a range of means of transport, where the character of the area is not compromised. Parts of some rural settlements are characterised by large dwellings set within large plots and therefore circumstances may exist where much lower densities will be required to maintain the distinct character and appearance of settlements.

7.65 Core Policy 6 Housing Mix

Proposals for housing must take account of identified housing needs in terms of the size and type of dwellings. To ensure mixed and vibrant communities are created there will be a need to focus on delivering 2 and 3 bedroom properties. On large schemes it is accepted that a wider mix of dwelling types will be required.

To maximise levels of development on sites the following densities will be expected:

a) A minimum of 30 dwellings per hectare across the District.

b) Higher densities in Bromsgrove Town Centre and other settlement centres where sites are readily accessible by public transport.

Please note that the density of development should not compromise the quality of a development or impact adversely on the character of the surrounding area. There may be locations where lower densities will be required to maintain a high quality built environment.

24. Cross reference CP8 Homes for the Elderly
25. Cross reference CP9 Accommodation for Gypsies, Travellers and Showpeople

Core Policy 6 at a glance

Summary:
Sets out the house sizes most needed in the District and the density requirements.

Public Consultation response:
Support for the creation of mixed and balanced communities. Views raised that Barnt Green should not be singled out as an area for low density housing.

Strategic Objectives:
Supports SO4, S06.

Sustainability Appraisal:
Policy performs well against a number of social and environmental objectives due to its emphasis on meeting housing needs, creating mixed and balanced communities and minimising the use of greenfield land. No weaknesses were identified.

Bromsgrove Council Priorities:
CO3 One Community, priority Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Stronger Communities.

Policy Context:
PPS1 seeks to ensure the provision of sufficient, good quality, new homes... And bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing.

PPS3 seeks to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. The aim is to achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.

PPG13 emphasises the need to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access facilities and services by public transport, walking, and cycling.

7.66 CP7 Affordable Housing

7.67 Bromsgrove has some of the highest house prices in Worcestershire and a very high level of homeownership, with only 11% of homes in the District socially rented. This combination of factors means that there is a significant unmet demand for affordable housing.

7.68 Over recent years several studies have identified that there is a requirement for greater levels of affordable housing in the District, including the Housing Needs Study (2004), The South Housing Market Area Assessment (2007) and most recently the Bromsgrove Housing Market Assessment (2008). This latest assessment identifies that there is greatest need for 2 and 3 bedroom properties.

7.69 One of the key findings in the Housing Market Assessment is that many people working in Bromsgrove are excluded from the home ownership market in Bromsgrove. A single person with an average income is unlikely to be able to purchase property in the District at its full market value. Therefore, they are forced to seek more affordable housing outside of the District. The knock-on effect of this is that many people who work in the District commute in daily, this is clearly not sustainable. Increased affordable housing provision will help to reduce this trend.

7.70 The Council together with other partners will seek to increase the annual provision of affordable housing to reduce the level of unmet annual need. It will endeavour to do so through the creation of mixed communities where a range of housing types and tenures are available.

7.71 Core Policy 7 Affordable Housing

All schemes that propose a net increase in housing units will be expected to contribute towards affordable housing provision in the District. Where there is a net increase of 5 or more dwellings or the site is equal to or greater than 0.2 hectares a 40% affordable housing provision will be expected on-site. Below this threshold a financial contribution will be negotiated with the applicant.

In exceptional circumstances where the applicant can fully demonstrate that 40% cannot be achieved the Council may negotiate a lower provision.

The Council will seek to achieve the following breakdown of tenures on sites:

- **2/3 social rented**
- **1/3 intermediate housing**

The affordable housing element of developments should consist of the following house types in the proportions set out below:

- **1/3 two bedroom properties suitable for the elderly**
- **1/3 two bedroom general needs properties**
- **1/3 three bedroom properties**

This breakdown of tenures and types of affordable housing may not be suitable on all housing developments. There may be locations or changes in market conditions that warrant a different breakdown to deliver a scheme that best meets local needs within the relevant settlement.

Exceptionally, affordable housing will be allowed in or on the edge of settlements in the Green Belt where a proven local need has been established through a comprehensive and recent survey and where the choice of site meets relevant planning criteria.

To ensure that the housing meets locally derived needs in the first instance a local lettings criteria will be applied to all schemes where affordable housing is delivered. A copy of the local lettings criteria is attached as Appendix 2.

When a development site is brought forward for planning consent on a piecemeal basis i.e. involving a parcel of land for development which is part of a larger site, Bromsgrove District Council will assess 'affordable housing' targets for each part of the site on a pro-rata basis having regard to the overall requirements generated by the whole site.

Further detailed guidance on Affordable Housing may be provided in a SPD.

Core Policy 7 at a glance

Summary:
Sets out the thresholds and targets for affordable housing provision

Public Consultation response:
Recognition that affordable housing is a major issue that needs to be addressed. Some respondents identify that it is necessary for there to be robust evidence behind any thresholds and targets that are set.

Strategic Objectives:
Supports SO4.

Sustainability Appraisal:
The policy performs well against some of the social objectives due to the delivery of affordable housing and the creation of mixed and balanced communities. The potential loss of Green Belt land means that the policy has a negative impact when assessed against EV2.

Bromsgrove Council Priorities:
CO3 One Community, priority Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Stronger Communities.

Policy Context:
PPS1 emphasises the need to provide sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations.

PPS3 seeks to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live by achieving a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.

7.72 CP8 Homes for the Elderly

7.73 The UK's ageing society poses one of the nation's greatest housing challenges. By 2026 older people will account for almost half (48 per cent) of the increase in the total number of households, resulting in 2.4 million older households than there are today (CLG, 2008). By 2041 the composition of the older age group will have changed dramatically. There will be a higher proportion of the older age groups, including the over 85s and double the number of older disabled people. One in five children born today can expect to live to 100 years old. This trend is exacerbated in the rural District of Bromsgrove as it is predicted that the population aged 60 and over will, in fact, increase substantially. Currently, roughly 20% of the population is aged over 65, and this proportion is set to rise to around 30% by 2026.

7.74 This increasing ageing population may have a significant impact on policy and planning for the District, with specific regard to community safety, health and the strength of communities. Older age groups generally have a heightened fear towards crime, as well as having a greater susceptibility to having Limiting Long Term Illness (LLTI).

7.75 Although there is likely to be relative stability in the locally generated need and demand for housing from the younger and working age populations, there will be very large increases in the need and demand for housing with care from older people, especially from the oldest elderly residents whose numbers will almost double.

7.76 Estimates suggest the requirement to 2026 - across all tenures - will be for:

- 850 two bed general needs properties;
- 4,800 two bed properties for people of retirement age;
- 1,575 properties suitable for the older elderly; and
- 125 three bed houses.

7.77 These estimates imply the need for a dramatic change in house building in the District tailored towards providing many more two bed homes for all age groups (see Policy CP6). Failure to provide alternatives for the rapidly increasing older population will result in most people staying in their existing family homes - as is currently the case - with the effect of dramatically reducing the supply of such properties in the local housing market.

7.78 Building new homes and communities designed with older people in mind not only makes sense in terms of meeting the diverse needs of an ageing population, but it can also help to open up housing opportunities and choices for younger people. A housing policy for an ageing society is therefore a good housing policy for everyone.

7.79 Lifetime Homes Standards is currently a mandatory part of level 6 of the Code for Sustainable Homes and is expected to be made mandatory at levels 4 and 5 at a later date to encourage progressively increased take-up in new build projects. The Government aspiration is that by 2013 all new homes will be built to Lifetime Homes Standards. Lifetime Homes Standards are inexpensive, simple features designed to make homes more flexible and functional for all.

7.80 The Joseph Rowntree Foundation conducted a national comparative study into the cost of meeting both Building Regulations and Lifetime Home standards. The additional cost of building Lifetime Homes ranged from £165 to a maximum of only £545 per dwelling, depending on the size, layout and specification of the property.

7.81 Core Policy 8 Homes for the Elderley

Bromsgrove District Council will encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location.

The Council aims to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances and to actively encourage developers to build new homes to the 'Lifetime Homes' standards so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home.

The Council will, through the identification of sites and/or granting of planning consents in sustainable locations, provide for the development of residential care homes, close care, extra care and assisted care housing[26]; and in particular Continuing Care Retirement Communities which encompass an integrated range of such provision. Sites should be sustainable by virtue of their location and there will be a preference for sites within defined settlements. Where such sites are not available regard will be had to the potential for development to be self-contained to reduce travel requirements and the availability of public transport.

Core Policy 8 at a glance

Summary:
To provide adequate housing to meet the demographic trends of an ageing population.

Public Consultation Response:
A large amount of support for creating sustainable settlements that contribute accommodation for the elderly.

Strategic Objectives:
Supports objectives SO4, SO12.

Sustainability Appraisal:
Identifies the need for appropriate provision for all sectors of the community for example providing for the needs of elderly people. Performs well in terms of social objectives although mitigation is likely when considering development outside of defined settlements.

Bromsgrove Council Priorities:
CO3 One Community, Priorities One Community and Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Stronger Communities.

Policy context:
PPS3 - seeks to accommodate the housing requirements for specific groups, including older people.

26. See glossary for definition of different forms of housing provision

7.82 CP9 Accommodation for Gypsies, Travellers and Showpeople

7.83 The recent Gypsy and Travellers Accommodation Assessment has identified that no additional pitches are required in the Bromsgrove District in the 5 year period between 2008 and 2013. This reflects the historical low levels of demand for accommodation of this nature within the District. The more recent options consultation highlighted a need of 3 pitches arising in the period up to 2017. Five additional pitches are currently under construction at the Wythall site. Space for the additional pitches has come from converting the transit site, which has not been used for 19 years. The needs of gypsies and travellers will also be addressed in the County Housing Strategy which is due to be published in draft form in 2011.

7.84 Core Policy 9 Accommodation for Gypsies, Travellers and Showpeople

Safeguarding existing authorised sites:
Existing authorised sites for Gypsies and Travellers within the District will be safeguarded unless it is proven that they are no longer required to meet identified needs.

Sustainable locations for Gypsy and Traveller accommodation:
A sequential approach towards the identification of sites for gypsies etc will be adopted and preference will be given to potential sites on previously developed land in sustainable locations. Sites should accord with the development principles set out in CP3.

Core Policy 9 at a glance

Summary:
Provides criteria based guidance for gypsy and traveller sites to ensure future sites are in appropriate locations.

Public Consultation response:
Support for positive criteria in assessing site suitability. The need for clarity in the policy has also been raised.

Strategic Objectives:
Supports SO4.

Sustainability Appraisal:
The policy performs well against social objectives due to the creation of mixed and balanced communities and also promoting sites in highly accessible locations. The policy does not perform so well against environmental objectives as any new site is likely to be on Green Belt land due to a lack of alternatives.

Bromsgrove Council Priorities:
CO3 One Community, priority Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Stronger Communities.

Policy Context:
PPS1 emphasises the need for meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens.

PPS3 seeks to accommodate the housing requirements for specific groups.
Circular 01/2006 seeks to ensure that plans properly reflect the needs and aspirations of all sectors of the community.

7.85 CP10 Sustainable Communities

7.86 Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

7.87 Essential local community facilities are facilities that are of direct benefit to the immediate local community that provide an essential service for health (including preventative social care and community support services), education, play and leisure or culture, together with libraries, village/community halls, and religious buildings. It is becoming increasingly difficult for local facilities to remain viable in rural areas, leading to the loss of such services which is detrimental to the sustainability of the location. Across Bromsgrove, community facilities like village halls, chapels, post offices and shops often serve networks of small communities and are essential for people who may face long journeys to reach alternative services. Access to community facilities and services, such as pubs and shops is considered an essential element of sustainable and inclusive communities.

7.88 The District Council will work with partners to deliver key community facilities to support the Sustainable Community Strategy and any neighbourhood plan produced to develop Bromsgrove and its local centres. The Council will also provide facilities for the local communities, based upon an analysis of needs, with particular regard to disadvantaged groups. New development will be required to contribute towards the provision of community facilities to meet the needs of new communities and mitigate impacts on existing communities. Safe, direct routes for walking and cycling and appropriate bus services will be established to serve existing and new preschool, primary, and secondary school communities.

7.89 Community facilities should be located in centres or other accessible locations to maximise community access and build a sense of local community identity. The Council supports the retention and enhancement of existing community facilities and encourages multi-purpose community facilities that can provide a range of services and facilities for the community at one accessible location. Where existing facilities can be enhanced to serve new development, the Council will work with developers and local partners to audit existing facilities and assess the requirement for any additional facilities to deliver the comprehensive provision of services to serve these extended communities. Community and cultural facilities are also important to the overall wellbeing of the community and these should be protected and if necessary enhanced. The Council will work with local partners, such as Parish Councils or Community Associations, to plan and manage community facilities.

7.90 Core Policy 10 Sustainable Communities

The Council will support the provision of services and facilities to meet the needs of the community. It will also seek to retain existing services and facilities that meet a local need or ensure adequate replacement is provided. New developments that individually or cumulatively add to requirements for infrastructure and services will be expected to contribute to the provision of necessary improvements in accordance with CP24.

To ensure that new development contributes to the provision of sustainable and inclusive communities to meet long term needs, the Council will seek to ensure community facilities are provided to meet local needs by:

a) Supporting the provision of new facilities for which a need is identified in locations accessible to the community served

b) Supporting improvements to existing facilities to enable them to adapt to changing needs

c) Resisting the loss of existing facilities unless it can be demonstrated that:

i) There is no realistic prospect of the use continuing for commercial and/or operational purposes

ii) The service offered by the facility can be provided effectively in an alternative manner or on a different site

iii) The site has been actively marketed for a reasonable period or made available for a similar or alternative type of service or facility that would benefit the local community

iv) There are overriding environmental benefits in ceasing the use of the site.

Core Policy 10 at a glance

Summary:
To provide sustainable communities that meet the needs of present and future residents in terms of service provision

Public Consultation Response:
There was general support for the provision of sustainable communities. A number of respondents felt CIL and planning obligation details should be in a separate policy, which the Council have agreed to with the inclusion of CP23.

Strategic Objectives:
Supports objectives SO2, SO3, SO4, SO5, SO6, SO7, SO12.

Sustainability Appraisal:
Focuses on protecting essential local facilities and ensuring that new developments contribute to creating a better balance of facilities, services and infrastructure within settlements. There are no clear negative impacts of this policy, however, the strong linkages to CP23 requiring developer contributions for the provision of facilities, infrastructure and services and other forms of environmental and social requirements may limit the viability of a scheme.

Bromsgrove Council Priorities:
CO1 Regeneration, Priority Economic Development, CO3 One Community, Priority One Community.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Stronger Communities.

Policy context:
PPS1 - encourages development that supports existing communities and contributes to the creation of communities with good access to jobs and key services

PPS3 - supports the creation of mixed communities

PPG 13 - contains guidance on the location of and access to community facilities.
Sustainable Communities Act 2007 - aims to promote the sustainability of local communities.

7.91 Let's do business

7.92 CP11 New Employment Development

7.93 Economic growth will primarily be focused on Bromsgrove Town and Longbridge, although any new development intended to bolster the economy or employment in these two locations should have regard to urban biodiversity and the historic environment where applicable. In partnership with Birmingham City Council an Area Action Plan has been developed for the site of the former car plant at Longbridge. The aim is that Longbridge will be redeveloped into an exemplar sustainable, employment led, mixed use development for the benefit of the local community, Bromsgrove, Birmingham, the region and beyond.

7.94 The Employment Land Review (ELR) has identified that there is the greatest level of demand for industrial and office premises within Bromsgrove Town. Primarily the demand is for smaller premises as detailed in the table below.

Table 4. Size and type of employment required in Bromsgrove District

Employment Type	Size
Industrial premises	185m^2 - 464m^2 (2000- 5000 sq ft)
Office space	under 92m^2 (1000sq ft)

7.95 Focussing employment growth within Bromsgrove Town will enable more businesses to benefit from factors that make Bromsgrove a good place to do business such as the excellent motorway links and providing a good environment for staff and customers. Whilst there is also demand for new premises, it has been identified through a recent survey undertaken as part of the ELR that 29% of firms have short term plans to expand their premises, further emphasising the strength of small businesses in the District.

7.96 Local employment will be supported as part of the development of Strategic Sites on the edge of Bromsgrove Town. This will help to create balanced and mixed communities by enabling people to live and work locally. Economic development in other settlements may be permitted where this achieves a better balance between housing and employment and has the potential to reduce commuting.

7.97 The majority of sites within the current employment supply fall within identified employment sites as shown on the Key Diagram on page 18. In conjunction with employment development on strategic sites it is considered that there is a good range of sites available to ensure the delivery of economic growth in the District. If circumstances change and additional land for employment is required this could be delivered through an Allocations DPD.

7.98 Core Policy 11
New Employment Development

The Council will promote the following:

a) New technology opportunities as part of the 'Central Technology Belt', including Longbridge and Bromsgrove Technology Park.

b) Office and mixed use schemes within Bromsgrove Town Centre.

c) A range and choice of readily available employment sites to meet the needs of the local economy.

d) Economic development opportunities within Strategic Sites.

e) Limited economic development in rural areas that help to maintain the vitality and viability of villages, whilst discouraging migration from Major Urban Areas.

f) Appropriate skills development and training as part of the promotion of employment sites.

Core Policy 11 at a glance

Summary:
Sets out the types of employment opportunities that will help to broaden the economic base of the District and strengthen the local economy.

Public Consultation response:
Comments received stating that there needs to be a clearer distinction between policies for new and existing employment sites. Support for employment development on the edge of Bromsgrove and also employment that provides a better balance between jobs and housing.

Strategic Objectives:
Supports SO1, SO2, SO3 & SO5.

Sustainability Appraisal:
The policy performs well against the social and economic objectives due to the creation of jobs, the diversification of the local economy and the opportunity for people to live and work locally rather than commuting elsewhere. However, the policy may lead to some development on greenfield sites which conflicts with EV2 and EV3.

Bromsgrove Council Priorities:
CO1 Regeneration, priorities Economic Development & Town Centre.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Economic Success Shared by All.

Policy Context:
PPS1 contributes to sustainable economic development

PPS4 seeks to ensure new or emerging sectors, such as those producing low carbon goods or services and knowledge driven or high technology industries, likely to locate in the area are supported.

PPS7 seeks to ensure that away from larger urban areas, most new development is focused in or near to local service centres where employment, housing, services and other facilities can be provided close together.

7.99 CP12 Existing Employment

7.100 A key principle in Bromsgrove is ensuring that job opportunities are progressed in balance with residential development in order to ensure new development is sustainable. Outside the Town Centre and Longbridge, employment growth is expected to be provided primarily in existing industrial estates and business parks, often located close to motorway junctions. These include the Saxon and Harris Business Parks, Buntsford Hill/ Buntsfordgate, Bromsgrove Technology Park and Wythall Green Business Park.

7.101 Employment growth in these areas is expected to make a significant contribution towards creating jobs across Bromsgrove and meeting the employment targets identified in CP1. In addition, some jobs will be provided by new economic development opportunities within Strategic Sites and limited economic development in rural areas in relation to CP11.

7.102 Nationally, employment sites are under increasing pressure to be developed for housing but it is important to retain existing employment sites where possible and appropriate. In Bromsgrove, employment site retention and provision is particularly necessary to enable balanced job and housing growth, provide a range of job opportunities to retain and attract workers and reduce the dependency of residents on commuting out of the District to the West Midlands MUA for work. Furthermore these employment areas contain a range of sites and premises that meet the needs of the business community as identified within the Bromsgrove District Employment Land Review 2009.

7.103 The challenge for the Core Strategy is to maximise the value from existing employment sites and supporting existing and new businesses across the District, bringing together a joined up approach with other measures beyond planning such as those set out in West Midlands Economic Strategy.

7.104 Core Policy 12 Existing Employment

The regeneration of the District will continue through maintaining and promoting existing employment provision in sustainable, accessible and appropriate locations.

Bromsgrove District Council will safeguard employment areas that:

a) Are well located and linked to the main road and public transport network; and
b) Provide, or are physically and viably capable of providing through development, good quality modern accommodation attractive to the market; and
c) Are capable of meeting a range of employment uses to support the local economy.

Proposals that result in the loss of employment land for non-employment uses, such as housing, will not be considered favourably unless applicants can adequately demonstrate that:

a) The proposal would not have an adverse impact upon the quality and quantity of employment land within the local area; and
b) There would be a net improvement in amenity (e.g. redevelopment of 'non conforming' uses close to residential areas); and
c) The site has been actively marketed for employment uses for a minimum period of 12 months for which full and detailed evidence must be provided or where an informed assessment has been made as to the sustainability of the site/ premises to contribute to the employment land portfolio within the District; or
d) The new use would result in a significant improvement to the environment, to access and highway arrangements, or sustainable travel patterns which outweighs the loss of employment land; and
e) The site/premises are not viable for an employment use or mixed use that includes an appropriate level of employment.

Core Policy 12 at a glance

Summary:
The protection and promotion of existing employment uses

Public Consultation Response:
Many respondents felt more needs to be done to encourage and improve existing sites and businesses, including the protection of employment land. The Council responded by providing this specific policy on existing employment.

Strategic Objectives:
Supports objectives SO2, SO5.

Sustainability Appraisal:
The policy performs well against the social and economic objectives due to the creation of jobs, the diversification of the local economy and the opportunity for people to live and work locally rather than commuting elsewhere. However, although development will be on existing sites, the policy may lead to some development on greenfield sites which conflicts with EV2 and EV3

Bromsgrove Council Priorities:
CO1 Regeneration, Priority Economic Development

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of Economic Success Shared by All

Policy Context:
PPS1 - contributing to sustainable economic development
PPS4 - supports existing business sectors
PPG13 - promotes accessibility to jobs

7.105 CP13 Rural Regeneration

7.106 Bromsgrove is predominately a rural area containing a number of rural settlements. In recent history rural areas have witnessed a steady decline in farming and related industries and increased diversification of the rural economy. House prices in the District's smaller settlements have climbed out of reach of young people wanting to stay, work and live in our rural villages.

7.107 These rural areas are rich in environmental and landscape quality and protecting and enhancing these characteristics is paramount to retaining the District's local character, distinctiveness and value. However, rural towns and settlements need to be able to grow in order to sustain themselves. Providing balanced growth opportunities to enable people to live and work in their own rural villages and ensuring the provision of local services in these areas is a key recurring theme that emerges during consultation with Bromsgrove's rural communities, as is the strong desire to retain the qualities of an attractive environment that define the character of the rural settlements and the District as a whole.

7.108 Bromsgrove has seen a rise in commuting out of the District to work, leading to dormitory villages and a decline in local rural facilities. It is important that the LDF promotes rural communities where people can live, work and access essential local facilities. Furthermore, many of the District villages are of historic and/or architectural value or make an important contribution to local countryside character. It is important that new development respects and reflects this local distinctiveness. Therefore, development in rural areas must meet local needs and will only be permitted where it would not have an adverse impact on the existing character of the locality.

7.109 The District Council will enhance the vitality of rural communities by supporting appropriate development of infill sites and previously developed land (PDL) within the existing settlements. The design and construction of new village development must be high quality in all respects, including design, sustainability and compatibility with the distinctive character of the locality. Development should also contribute to the local community through the provision of relevant community needs such as affordable housing, open space, local employment, and community facilities.

7.110 Outside village boundaries, the Council will consider small-scale rural business, leisure and tourism schemes that are appropriate to local employment needs minimise negative environmental impacts and harmonise with the local character and surrounding natural environment. Development outside but contiguous to village settlement boundaries may be supported where it constitutes an exception necessary to meeting identified local affordable housing needs. Villages are encouraged to plan for the specific needs of their communities by developing Neighbourhood Plans (See CP5 Neighbourhood Planning). However, within the Green Belt, inappropriate development will still need to be justified by 'very special circumstances'.

7.111 Core Policy 13 Rural Regeneration

The Council will support proposals that satisfy the social and economic needs of rural communities by encouraging:

a) Development that contributes to diverse and sustainable rural enterprises within the District
b) Development that reduces the need to commute
c) Suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement
d) Affordable housing on rural exception sites in line with CP7.
e) Provision of live-work units
f) Diversification of the agricultural economy
g) Recreation and/or tourism related initiatives appropriate to a countryside location
h) Small scale renewable energy projects and business to serve the industry
i) Improvement of public transport links from rural areas to service centres and employment areas

In all cases development should be designed to be sustainable, consistent with requirements of Policy CP10 and CP18; should not conflict with the environmental protection and nature conservation policies of the LDF but should seek to enhance the environment and should provide any necessary mitigating or compensatory measures to address harmful implications. Within the Green Belt, inappropriate development will always need to be justified by very special circumstances.

Core Policy 13 at a glance

Summary:
To encourage the regeneration of rural areas.

Public Consultation Response:
General consensus supporting sustainable development in rural areas, but more emphasis needed on rural affordable housing and rural employment opportunities.

Strategic Objectives:
Supports objectives SO2, SO3, SO4, SO5, SO8, SO12.

Sustainability Appraisal:
Promotes social and economic attributes by indicating the importance of employment development in rural areas especially in diversification. Also notes the need for provision of affordable housing in rural areas. The potential loss of Green Belt land means that the policy has a negative impact when assessed against EV2.

Bromsgrove Council Priorities:
CO1 Regeneration, Priority Economic Development, CO3 One Community, Priorities One Community & Housing.

Bromsgrove Sustainable Community Strategy 2010-2013:
Highlights the need to retain our young people in existing rural communities.

Policy context:
PPS1 - planning should facilitate and promote sustainable and inclusive patterns of urban and rural development.

PPS4 EC6 supports farm diversification for business purposes that are consistent in their scale and environmental impact with their rural location.

PPS7 - encourages suitable development in rural areas.

PPS9 - ensures that rural renewal considers the value of biodiversity in supporting economic diversification and contributing to a high quality environment.

7.112 CP14 Sustainable Transport

7.113 Transport and accessibility plays a key role in improving quality of life and prosperity of residents and is also vital for achieving economic growth. One of the key challenges of the Local Development Framework will be to deliver an improvement in accessibility by encouraging more sustainable means of travel.

7.114 The Worcestershire Local Transport Plan (LTP 2) produced by Worcestershire County Council sets out the strategy and priorities for transport provision. This current LTP identifies accessibility, congestion, economic regeneration and the environment, particularly air quality, as being the main transport issues relating to Bromsgrove. The District has three Air Quality Management Areas, at Redditch Road Stoke Heath, Kidderminster Road Hagley, and Lickey End adjacent to Junction 1 of the M42 in addition a further AQMA will be declared at Worcester Road Bromsgrove near the Town Centre. Further growth is likely to exacerbate these problems unless it is sustainably delivered, for example, in conjunction with investment in public transport, pedestrian, cycle and highways infrastructure. LTP3 is currently in development and will come into effect in 2011. It will cover a 15 year period up to 2026 and will focus on attracting and supporting economic investment, growth, delivering transport infrastructure and services to tackle congestion and improving quality of life.

A variety of transport improvement measures for Bromsgrove are proposed and are likely to cover junction improvements; public realm enhancements in the Town Centre; delivery of Bromsgrove rail interchange; smarter choices programme; initiatives to mitigate the designated Air Quality Management Areas and improvements to sustainable transport infrastructure.

7.115 Road

7.116 As Bromsgrove is largely a rural District the private car remains the main travel mode. However, the continuing and increasing use of the private car is harmful to the environment in terms of the impact on air quality and carbon emissions.

7.117 Therefore in order to encourage a modal shift away from the private car towards more environmental and sustainable travel, public transport needs to provide a convenient and efficient alternative to the private car that will encourage more people to use it. There are currently a number of bus services operating within the District which mainly serve the urban areas as well as providing links to neighbouring settlements such as Birmingham, Worcester and Kidderminster. Many rural areas are poorly served with unreliable and infrequent bus services.

7.118 In accordance with the Integrated Passenger Transport Strategy, the Council continues to work with the County Council to improve facilities for bus services in Bromsgrove Town Centre and across the District. Significant improvements in passenger transport will be required to provide an integrated and regular bus service which will connect new and existing residential areas to the railway station, with the Town Centre as the focal hub. Furthermore, in order to reduce congestion and improve air quality in the Town Centre, wherever possible, through-traffic will be routed via alternative less congested routes.

7.119 Rail

7.120 Encouraging more rail travel is an effective way of reducing car journeys. The availability of car parking and cycling facilities at railway stations is important to encourage more people to switch from car to rail for at least part of their journey. Cyclepaths, footpaths, and bus connections to stations can make an effective contribution to enabling people to move through and around the District without the need for a car.

7.121 Where a need is demonstrated Bromsgrove District Council will continue to work with Worcestershire County Council Transport Section and rail industry partners to improve facilities at railway stations across the District, including proposals to relocate and improve facilities at Bromsgrove Railway Station.

7.122 Walking/cycling

7.123 Aside from the well-publicised health and environmental benefits of walking and cycling, these modes also offer an extensive, adaptable and permeable network of routes available for use. This network is not limited to footways alongside roads; it includes for example the extensive countywide Public Rights of Way network covering urban and rural areas, canal towpaths, short-cuts in residential estates and routes across public open spaces. There are also many other benefits including as aforementioned, improving health and well being, reducing car use/carbon emissions, as well as providing opportunities for recreation and tourism.

7.124 Bromsgrove has a complex network of public rights of way comprising footpaths, bridleways, byways open to all traffic and restricted byways.It will be important that any new development recognises the importance of this network and takes the opportunity to enhance it wherever possible, for example, the Royal Hunters Circular Walk in Bromsgrove has benefitted from funding for enhancement works. The Monarch's Way a historic long distance footpath and also Sustrans National Cycle route Number 5 are located close to proposed development sites and therefore the opportunities presented by both of these assets should be carefully integrated into the Green Infrastructure network. In accordance with the Countryside and Rights of Way Act 2000 Worcestershire County Council have prepared and published a Rights of Way Improvement Plan (ROWIP).

7.125 The location of new developments is an essential determinant of whether future residents and visitors will choose to walk to access the site. It is also important to ensure that new developments are well connected to existing pedestrian networks and that any improvements to the public realm are in keeping with both existing and future environments.

7.126 Freight

7.127 Transport user needs (including freight) will continue to be met by a combination of road, rail, bus, community transport and taxi services (or similar initiatives) or any appropriate combination of these modes.
The Worcestershire Multimodal Freight Policy has been developed to provide a comprehensive policy base to enable the delivery of schemes to enhance the efficient movement and operation of freight by all modes around the County.

7.128 In Worcestershire, the majority of freight is currently transported by road. There are numerous reasons why this is the case, in particular, freight transported by road is relatively cheap, and has the highest penetration of all areas in the County, as a result of the road network being far more extensive and developed than rail and water networks. Significant technological advances in recent times have led to Heavy Goods Vehicles (HGVs) becoming increasingly fuel (resource) efficient, quieter and less damaging to highway infrastructure. However, the availability and rising costs of fuel resources, together with the environmental impacts of road transport in general are causing freight operators to consider other, more sustainable transport modes for moving freight including for bulk goods and waste, such as by rail or water.

7.129 The Districts Inland Waterway network including the Worcester and Birmingham Canal may offer long term opportunities for the sustainable movement of freight through the District. Moreover, proposed improvements at Bromsgrove railway Station may potentially offer improvements leading to greater efficiency in the movement of freight through the District.

7.130 Travel Plans

7.131 A travel plan is a package of measures produced by employers to encourage staff to use alternatives to single-occupancy car-use. Such a plan for example, could include: car sharing schemes; a commitment to improve cycling facilities; a dedicated bus service or restricted car parking allocations. It might also promote flexible-working practices that limit car use, such as remote access and video conferencing.

7.132 Travel plans offer real benefits not only to an organisation and its employees, but also to the community that surrounds it. Travel Plans may help to relieve local parking or congestion problems or improve public transport connections across the area. They may also relieve stress on employees through reducing travel delays or providing the opportunity to cut their travel commitments by working from home where appropriate.

7.133 Requirements for when travel plans should be submitted are as follows[27]:

1) all major developments comprising jobs, shopping, leisure and services
2) smaller developments comprising jobs, shopping, leisure and services which would generate significant amounts of travel in, or near to, air quality management areas, and in other locations where there are local initiatives or targets set out in the development plan or local transport plan for the reduction of road traffic, or the promotion of public transport, walking and cycling. This particularly applies to offices, industry, health and education uses;
3) new and expanded school facilities should be accompanied by a school travel plan which promotes safe cycle and walking routes, restricts parking and car access at and around schools, and includes on-site changing and cycle storage facilities; and
4) where a travel plan would help address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds.

7.134 Sustainable transport will be a fundamental part of new development. This is founded on the basic principles of reducing the need to travel and, where travel is necessary, increasing in the use of sustainable transport modes.

27. As set out in paragraph 89 of Planning Policy Guide 13: Transport (PPG 13)

7.135 Core Policy 14 Sustainable Transport

All major developments:

- **will be accessible by safe and sustainable modes of transport;**
- **will support increased public transport usage and;**
- **will incorporate proposals to increase the scope for walking and cycling in a safe environment.**

Infrastructure for pedestrians and cyclists will be provided, within the context of green infrastructure, as an integral feature of proposed development.

The Council will generally support the principle of homeworking particularly in unsustainable locations where appropriate.

The Council will encourage the use of travel plans where applicable to secure the provision of sustainable travel choices, both to new developments and to extensions of existing sites, regardless of use.

Developments which generate significant travel demands must include transport assessments (being fully informed by Guidance on Transport Assessments) and have easy access to existing or proposed public transport links.

The Council will continue to work with key stakeholders to support significant improvements in passenger transport, for example, to ensure an integrated and regular bus service is provided which will connect residential areas to the railway station, with the Town Centre acting as the focal hub.

Contributions from developers will be sought for new development in respect of investment in public transport, pedestrian, cycle and highways infrastructure as detailed in policy CP 24 Planning Obligations.

Core Policy 14 at a glance

Summary:
Policy seeks to ensure sustainable transport opportunities are maximised together with opportunities to maximise use of green infrastructure for practical and recreational purposes.

Public Consultation response:
Not enough emphasis was given in previous version to importance of travel plans, movement of freight by sustainable means and the use of the canal network to contribute towards sustainable transport. Previous policy was considered to go too far in suggesting new development should be located adjacent to existing or proposed public transport links. Too much emphasis on Bromsgrove railway station and not enough on other railway stations throughout the District.

Strategic Objectives:
SO6, SO7, SO8 & SO11.

Sustainability Appraisal:
Policy has overall positive benefits for all objectives. The emphasis on sustainable transport will have positive impact environmentally and may in turn improve health of population.

Bromsgrove Council Priorities:
CO1 Economic Development and CO4 Environment.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports the themes of Stronger Communities and Economic Success that is Shared by All.

Policy Context:
PPS1 seeks reduction in the need to travel and encourages accessible public transport provision to secure more sustainable patterns of transport development.

PPS4 EC2 supports new working practices such as live/work.

PPS7 decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access these sites by public transport, walking and cycling, consistent with achieving the primary purpose of the development.

PPG13 recognises that by shaping the pattern of development and influencing the location, scale, density, design and mix of land uses planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking, and cycling.

7.136 The One and Only Bromsgrove

7.137 CP15 Town Centre Regeneration

7.138 Bromsgrove Town Centre is an historic market town which was mentioned in the Domesday Book and was the centre for the medieval wool trade. The High Street follows the route of a Roman Road and still contains a number of historic buildings of which some are listed and/or protected by Conservation Areas Status. There is however some evidence of unsympathetic infilling, inappropriate replacement shopfronts and signage within the Town Centre. Furthermore whilst partial pedestrianisation of the High Street occurred over twenty years ago, the pedestrianised area is now considered to be unattractive, with cluttered street furniture and a poorly maintained paved surface.

7.139 The Town Centre lies at the heart of the District and although it remains the main retail destination within the District, not all local residents use Bromsgrove Town Centre as their primary shopping destination. This is partly due to the role and function of the Town Centre and partly due to geography. Bromsgrove District is over 20, 000 hectares in size and some of its settlements are comparatively remote to the Town Centre, with other centres outside of the District, such as Stourbridge and Birmingham, lying closer to these outlying settlements. Bromsgrove is not considered to be a strategic centre and its function is seen to cater for the local needs of its residents. This is reflected in the mixture and proportion of uses present such as limited comparison floorspace, convenience shopping, local services, housing, employment, (predominantly retail and service sector but with some light industry), health care facilities, sports centres/leisure facilities and restaurants. The retail accommodation in the Town Centre is mixed, and many small and independent businesses occupy small premises that do not lend themselves to redevelopment. As a result, there is a shortage of suitable larger retail accommodation that suits modern retailing needs. There is also the perception that there is a preponderance of vacant units, lower end retail uses and hot food takeaways and that generally the Town Centre is "rundown". Bromsgrove Town Centre has relatively few evening economy uses, with those that do exist being generally clustered at the western end of the High Street and on Worcester Road. This area of the Town Centre, being the liveliest at night time, inevitably suffers some disturbance and has the potential to give rise to fear of crime by some resident groups.

7.140 Whilst strategically placed with good accessibility to the UK motorway network road congestion is an increasing problem for the Town, particularly during peak hours and when traffic attempting to avoid motorway congestion diverts to the local road network. Bromsgrove's railway station is located approximately one mile from the Town Centre, with poor pedestrian, cycle and bus linkages between the Town Centre and the station. Whilst bus services are able to penetrate the Town Centre, problems with disabled access and general pedestrian accessibility remain. At present the overall quantity of car parking is considered adequate for the Town Centre. Significant improvements are however required in public transport, in particular to provide an integrated and regular bus service which will connect new and existing residential areas to the railway station, with the Town Centre acting as the focal hub.

7.141 The Town Centre contains few open spaces. Existing spaces include the Recreation Ground, and land surrounding Spadesbourne Brook and St John's Church. At present the Recreation Ground provides only limited value to the local population, and has few amenity functions.

7.142 In conclusion the Town Centre whilst performing the role and function of a non strategic centre, has the potential for enhancement and sustainable mixed use regeneration to enable it to better perform this function for the greater benefit and inclusion of local residents.

7.143 Core Policy 15 Town Centre Regeneration

The Town Centre represents an area where significant change and conservation is needed, and therefore an Area Action Plan is proposed which will provide a planning framework to guide and promote future development.

Sustainable travel will be promoted by improving pedestrian priority, linkages and mobility within and across the Town Centre; improving pedestrian and cycle linkages between Bromsgrove Railway Station and the Town Centre, and improving key junctions including Birmingham Road/Stourbridge Road. Significant improvements in public transport, will be encouraged particularly to bus services in order to provide an integrated and regular bus service which will connect new and existing residential areas to the Railway Station, with the Town Centre acting as the focal transport hub.

The Council will support proposals to improve the range and quality of the retail offer including;

- **Encouraging redevelopment of key sites including the Market Hall site**
- **Continuing to support small specialist shops, whilst creating opportunities for new retailers to enter the Town**
- **Improving the range of the evening economy uses within the Town Centre to feature, including a mix of entertainment uses for all groups, including leisure and culture, a choice of bars, cafes and restaurants**
- **Providing a regular outdoor market in the High Street.**

The Council will support proposals to deliver high quality housing which provides a mix of unit sizes and tenure including provision for the elderly.

Measures to ensure an attractive and safe Town Centre is created will be encouraged by implementing a new public realm scheme and complementary design and conservation policies.

New proposals must contribute towards an accessible and attractive environment by:

- **ensuring accessibility for all**
- **encouraging more sympathetic and high quality infilling schemes**
- **improving the quality and value of open spaces in the Town Centre**

Opportunities will also be encouraged in new schemes to mitigate against and adapt to the effects of climate change, for example, renewable energy and recycling.

Core Policy 15 at a glance

Summary:
This policy seeks to set a framework for the regeneration of the Town Centre in the context of an Area Action Plan.

Public Consultation response:
General support for previous policy but criticised for failure to give sufficient emphasis to the role of other centres. Policy now concentrates entirely on the Town Centre with the role of other centres being covered in CP2 Settlement Hierarchy Distribution of Growth and CP10 Sustainable Communities.

Strategic Objectives:
SO1, SO4, SO5, SO6, SO7, SO8, SO9, SO12.

Sustainability Appraisal:
This policy performs well overall as the regeneration of the town centre is likely to have far reaching social, economic and environmental benefits for the District.

Bromsgrove Council Priorities:
CO1 Town Centre, CO4 Environment.

Bromsgrove Sustainable Community Strategy 2010-2013:
A Better Environment for Today or Tomorrow.

Policy Context:
PPS1 states that economic development, if properly planned for, can have positive social and environment benefits and also that developments that attract a large number of people, especially retail, leisure and office development, should be focused in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development.

PPS3 encourages the creation of places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

PPS4 promotes the vitality and viability of town and other centres as important places for communities.

PPS5 recognises the contribution made by the historic environment in terms an area's sense of place and its potential to be a catalyst for regeneration.

PPS9 advocates enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being; and ensure that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.

PPG13 supports more sustainable patterns of development, better use of previously developed land and the focusing of additional housing in existing towns and cities. Patterns of urban growth should be actively managed to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges.

7.144 CP16 Managing the Historic Environment

7.145 The District is diverse, attractive and has a real sense of history with 11 designated conservation areas, over 467 statutorily listed buildings, 13 scheduled monuments and 2 registered historic parks and gardens. There are also hundreds of buildings of local interest and undesignated sites of archaeological interest which contribute to the local distinctiveness of our streets and spaces. The interaction of the natural and built environment is a key characteristic of the Bromsgrove District, with a range of surviving historic settlements and village cores surrounded by open countryside. Historic buildings and spaces are a key component of our shared cultural identity and are a visual representation of how we used to work and live.

7.146 The Council recognises that the historic environment is one of the important factors in making Bromsgrove unique and is a source of local identity and pride. It is therefore vitally important that this is reflected in our approach to future management of historic assets and that it is given sufficient weight in development decisions. This process is supported by tools such as the County Historic Environment Record and local area based assessments and audits. The information collected by owners, developers and historians is also of importance and is continually expanding as our knowledge and understanding of the historic environment increases.

7.147 Core Policy 16 Managing the Historic Environment

The Council will conserve and enhance the significance, heritage interest and setting of the historic environment by:

- **Advocating a holistic approach to the proactive management of the historic environment which encompasses designated and undesignated historic buildings, archaeology and historic landscapes including for example historic parks and gardens and those included in the National Register**
- **Producing character appraisals and management plans for designated Conservation Areas based on an assessment of local identity and uniqueness, and encouraging the production of Village Design Statements by the local community to promote local distinctiveness**
- **Stimulating and supporting the sensitive reuse of redundant historic buildings as a catalyst for regeneration and economic vitality**
- **Ensuring opportunities are embraced to develop Green infrastructure networks that can enhance the amenity value of the historic environment.**
- **Ensuring that applications for development respect and reflect the importance of heritage assets and their role in the local community**
- **Promoting a positive interaction between historic sites and places and modern developments which allows for evolution and positive change whilst preserving the significance of existing assets**
- **Encouraging high quality contemporary developments in historic areas which stand on their own merits, rather than pastiche replicas of existing buildings**

- **Undertaking further studies to better understand the local identity and distinctiveness of the district, which will in turn inform local decision making and support the future growth of the Worcestershire Historic Environment Record**
- **Embracing opportunities to mitigate the effects of climate change through the use of sustainable building technologies and the use of renewable energy providing it does not compromise the quality of the historic building.**

Core Policy 16 at a glance

Summary:
This policy seeks to ensure the sensitive and innovative management of the Districts man- made historic assets and recognises the role of historic assets as a catalyst for regeneration.

Public Consultation response:
There was criticism that the policy went further than PPG15 and that insufficient recognition was given to historic environment records.

Strategic Objectives:
SO8.

Sustainability Appraisal:
Policy performs most strongly predominantly in environmental terms with some social and economic benefits identified.

Bromsgrove Council Priorities:
CO1 Town Centre, CO4 Environment.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports theme of A Better Environment for Today or Tomorrow.

Policy Context:
PPS5 states that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

PPS1 recognises that environmental protection and enhancement can in turn provide economic and social benefits.

7.148 CP17 Natural Environment

7.149 Bromsgrove District is well known for its attractive Worcestershire countryside which includes a diverse range of biological and geological assets of national and local importance. Some of these natural assets benefit from statutory protection, such as Sites of Special Scientific Interest (SSSI's) and the habitats and species listed in Section 41 of the Natural Environment and Rural Communities Act (2006), but many do not. Sites that are locally designated for their biological or geological interests encompass the 81 Special Wildlife Sites (SWS's) and 5 local geological sites (LGS's) or Local Sites. The 2009 SWS Review shows that some sites have been lost due to the deterioration of the habitats. These casualties are a valuable loss to the District's biological and geological heritage and character. Whether statutorily protected or not, the assets of the natural environment in the District are fundamental to Bromsgrove's local distinctiveness and should therefore be protected and enhanced.

7.150 Once common in Worcestershire, water voles are now only recorded as being present in Bromsgrove District. Like many other protected and important species, present water vole populations are small and fragmented and therefore prone to extinction. Linking and restoring habitats is therefore vital to the continued survival of wildlife including rare species such as the water vole. Road and motorway verges, hedgerows, watercourses, disused railway lines are the most common corridors used by wildlife. These habitats should be protected and enhanced to safeguard species, for example, culverted and canalised watercourses should be opened up and naturalised whenever possible.

7.151 Valuable habitats and species are not confined to protected areas, and it should not be assumed that undesignated areas are low in biological or geological value. Within the District inappropriate land management, habitat fragmentation, development pressure and climate change all threaten to destroy these unprotected habitats and the District continues to lose its natural assets in these ways. Bromsgrove therefore needs to protect and enhance its existing assets, create and maintain wildlife corridors and rebuild what has previously been lost. To do so, the Council will expect developments to contribute towards the targets and actions set out in the UK, Worcestershire and Bromsgrove Biodiversity Action Plans and the Worcestershire Geodiversity Action Plan.

7.152 Landscape, which results from the interaction between the nature and culture of a place, directly affects our quality of life. In the past, landscapes of local importance were protected through rigid local designations, whilst the impact of developments outside of these areas was not normally considered. However, it is now recognised that all landscapes matter. For instance equestrian activities and horsiculture[28], can be prominent uses in Bromsgrove's rural areas for example in Belbroughton. Whilst it is recognised that horsiculture, and commercial horsiculture in particular, can make a valuable contribution to the rural economy and provide employment for local people, equine related development can impact on the landscape. Permissions relating to this use therefore need to be carefully balanced with its potential impact on the landscape and character of the rural environment and the continued need to preserve the best and most versatile agricultural land to enable localised food production in the future.

7.153 The Worcestershire Landscape Character Assessment identifies the distinct, recognisable and consistent pattern of landscape elements in Bromsgrove. To ensure the landscape character of the District is enhanced, the Council will expect the design of all developments to take the Landscape Character Assessment into account and positively benefit the landscape. Details will be included in the Landscape Character Supplementary Guidance which is being prepared by Worcestershire County Council.

28. The commercial development of farmland for horse and equine activity

7.154 Core Policy 17 Natural Environment

The Council will achieve better management of its natural environment through:

- **Safeguarding European, nationally and locally protected sites and species.**
- **Safeguarding long established nature resources including sites with geological interest, woodlands, veteran trees, species-rich hedgerows, acid grassland and hay meadows.**
- **Maintaining and enhancing a network of wildlife corridors, links and 'stepping stones' between areas of natural green space.**
- **Ensuring that development retains, protects and enhances features of landscape, ecological and geological interest, maximising their multi-functionality and providing for their appropriate management.**
- **Ensuring development makes space for and designs-in wildlife, ensuring any unavoidable impacts are appropriately mitigated or compensated for.**

- **Ensuring development takes account of the relevant landscape character identified in the Worcestershire Landscape Character Assessment.**
- **Achieving wildlife enhancements which contribute to the targets set out in the UK, Worcestershire and Bromsgrove Biodiversity Action Plans so that net gain of BAP species and habitats is achieved.**
- **Contributing to the objectives and actions for the conservation of geodiversity in the Worcestershire Geodiversity Action Plan.**

Core Policy 17 at a glance

Summary:
A set of principles to safeguard the local distinctiveness of the District and ensure the natural environment is managed in a better way.

Public consultation response:
Diverse views over how developments should consider/ incorporate natural assets and what natural assets should be protected.

Strategic Objectives:
Supports SO8 and SO9.

Sustainability Appraisal:
Policy performs well in environmental terms and has some social benefits but these will need to be carefully balanced against economic objectives on a site by site basis.

Bromsgrove Council Priorities:
CO4 Environment, priority Climate Change.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic theme of A Better Environment for Today and Tomorrow.

Policy Context:
Draft PPS Planning for a Natural and Healthy Environment.

PPS9 - advocates enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.

PPS7 Sustainable Development in Rural Areas- ensures sustainable development in rural areas.

7.155 CP18 High Quality Design

7.156 Many of the post war developments in the District are divorced from and out of scale with their new surroundings. They do not respond to local character and could be found anywhere in the Country. The design of the development together with the high car ownership and usage mean that there are fewer places and less chance for people to meet and socialise resulting in social exclusion and an absence of sense of place and belonging. Streets make up a high percentage of public spaces in new developments and once laid down, cannot be changed easily. Public art can make a place distinctive. Streets, spaces and public art are therefore major elements of placemaking and creating a successful neighbourhood.

7.157 Building to suitable space standards will ensure new homes provide sufficient space for everyday activities. Homes can also be used more flexibly and adapted more easily by their occupants to changing life circumstances. The Council will apply the standards used by the Homes and Communities Agency[29] in the delivery of its projects and programme to all residential development.

7.158 Reduction of crime, the fear of crime and anti-social behaviour are identified as important issues for Bromsgrove in the Sustainable Community Strategy. Previous consultations show that most people favour the promotion of designing out crime initiatives. Though natural surveillance is a concept commonly used in designing out crime, privacy of occupants should not be compromised and potential disturbance should be minimised.

29. Or its equivalent replacement

7.159 Although the District benefits from an excellent road system, this convenience also encourages car usage and attracts a high volume of through traffic. Several areas in the District are closely monitored for their air quality level and a few designated as Air Quality Management Areas (AQMA). Noise pollution is also a problem for areas near busy roads. Soft landscaping in particular trees, helps to soften the urban street-scene, creates visual and sensory interest, provides shelter, privacy, spatial containment and habitats for wildlife, and improves the air quality and microclimate. Furthermore, and to a more limited extent, trees may, in some cases, provide some attenuation of noise levels. Many developments only incorporate protected trees in their design, leaving the development with only hard landscaping and limited soft landscaping, which compared to trees, are more expensive to maintain and produce fewer long term benefits.

7.160 Core Policy 18 High Quality Design

The Council will deliver high quality people focused space through:

- **Promoting developments that contribute positively to the unique image of the District, including new Public Art.**
- **Promoting the image of the District, through enhancement of the gateway locations and key approach corridors and protecting and enhancing important local and longer-distance visual corridors.**
- **Ensuring developments are accessible to all users.**
- **Ensuring all residential developments provide sufficient space for everyday activities and enable flexibility and adaptability.**
- **Ensuring all trees that are appropriate in terms of size, species and condition should be retained and integrated within the new development.**
- **Ensuring sufficient, appropriate soft landscaping and measures to reduce the potential impact of pollutions (air, noise, light, water) to occupants, wildlife and the environment.**
- **Ensuring permeable, safe and easy to navigate street layout.**
- **Supporting the design of street to follow the user hierarchy: 1) pedestrian; 2) cyclists; 3) public transport users; 4) specialist service vehicles (e.g. emergency services, waste, etc.); 5) other motor traffic.**
- **Ensuring all development meets the 'Secured by Design' standard.**
- **Achieving a balance between natural surveillance and privacy of occupants.**
- **Supporting all major development that help occupants to meet, socialise, get together and find out news about the local area.**
- **Ensuring all housing development address the 20 criteria stated in the Building for Life.**
- **Ensuring all developments take into account the West Midlands Sustainability Checklist into their design.**
- **Ensuring a feasible and viable management plan is available for all the facilities and provisions arising from the development.**

7.161 For large scale developments or Area Action Plans, the Council will prepare site masterplans or will seek to work with developers to prepare Design Codes, which would then serve to inform all developments in that area as they come forward.

Core Policy 18 at a glance

Summary:
A set of principles to safeguard the local distinctiveness of the District and ensure a high quality, safe and distinctive design throughout the development.

Public consultation response:
Support for the design principles in general and suggestion to make reference to the established assessment tools.

Strategic Objectives:
Supports SO6, SO7, SO8, SO9 and SO11.

Sustainability Appraisal:
The policy has many positive features with respect to environmental, social and economic sustainability with no clear weaknesses.

Bromsgrove Council Priorities:
CO3 One Community, priority one community; CO4 Environment.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic theme of Communities that are Safe and Feel Safe.

Policy Context:
PPS1 Delivering Sustainable Development Planning- policies s hould promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.

PPS3 Housing- advocates the creation of places, streets and s paces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

7.162 The future in our hands

7.163 CP19 Climate Change

7.164 Mitigation - Reducing energy use and moving away from fossil-fuel

7.165 Worcestershire is vulnerable to the effects of climate change. County-wide predictions show that by 2080s the average maximum temperature will increase by up to 4.5°C, and winter rainfall will increase by up to 23%. There will be more frequent very hot summers and less frequent very cold winters; and more short duration extreme weather events[30].

7.166 The UK is committed to reducing carbon dioxide emissions by 34% below 1990 levels by 2020 and seeks an 80% reduction in emissions by 2050. Locally, the Climate Change Strategy aims to achieve 3% local reduction yearly from 2008 onwards based on the 2005 emissions. In Worcestershire, our energy consumption is drawn almost exclusively from fossil-fuel based sources[31]. In order to reduce the carbon-emissions generated from this energy use and reduce the impact of soaring energy price on local businesses and households, all developments in the District are required to follow the energy hierarchy, i.e. 1) reduce use of energy through good design; 2) make the most use of efficient energy, heating and cooling systems; 3) move to energy from renewable or low carbon sources (on site preferred to off-site); 4) use remaining fossil fuels cleanly.

30. Planning for Renewable Energy in Worcestershire
31. Planning for Renewable Energy in Worcestershire

7.167 A large proportion of Bromsgrove District's existing older housing stock is in need of improvement in terms of adequate insulation and energy efficient heating and lighting systems[32]. The Warmer Worcestershire thermal flyover has identified buildings with high heat loss. The Council will require that any new development at buildings identified with existing high heat loss, will not lead to a net increase in energy consumption.

7.168 In Bromsgrove, the highest concentration of emissions is from our towns and main roads[33]. To reduce the need and distance of travel and emissions from building new roads and facilities, it is important that development locations are well-served by public/sustainable transport, existing facilities and infrastructure.

7.169 The Government is revising the Building Regulations so that the carbon improvement will be equivalent to the energy standard in the Code for Sustainable Home level 3 (25%) by 2010, level 4 (44%) by 2013 and level 6 ('zero carbon' home) by 2016.

7.170 Greenhouse gases are emitted from biodegradable waste as it decomposes. The transportation and treatment of waste consumes energy and warmer temperatures will affect the biological processes of waste management and may lead to an increased number of vermin and pests[34]. To reduce the impact of waste on climate change and to protect the health of local residents and employees, the Council will expect the construction and design of future developments to follow the waste management hierarchy: reduce, reuse, recovery (recycling, composting), energy recovery and disposal.

7.171 The Worcestershire County Council Renewable Energy Study and the Planning for Renewable Energy in Worcestershire report have identified areas where renewable resources are available. Compared to big cities, Bromsgrove is identified as having good solar irradiance, showing good opportunities for solar power generation. Advantage West Midlands has also produced heat mapping for the region, identifying areas where heat demand is high and thus have high potential for district low carbon energy schemes. The Worcestershire Waste Core Strategy is consulting on the potential of various sites for waste management development in the County, with a few located in the District.

7.172 To contribute to the carbon reduction target, the Council will require developments proposed in (or nearby areas if it is biomass and supply is secured) areas with high potential for low carbon/renewable energy to incorporate the relevant technologies, such as photovoltaics and where there is a firm plan on the delivery of renewable/low carbon energy generation schemes, such as wind harvesting/turbines[35], developments nearby will be required to connect to these energy supplies.

7.173 Adaptation - Developments in hotter summers and wetter winters

7.174 In Worcestershire, the impacts of climate change are expected to include an increased risk of drought, flooding, subsidence and fire. Flooding is already an issue in several parts of the District and climate change has the potential to make the issue worse. The Worcestershire Climate Change Strategy highlights that there is a heightened risk of subsidence of gleyed soil and clay for much of the County. An increased risk of fire has been predicted for the Lickey/Clent Hills[36]. To ensure future developments can adapt to and mitigate the impacts of climate change, the Council will expect development to be located away from the high risk areas. If developments have to be located in these high risk areas, they should incorporate suitable features and escape routes to reduce the relevant risk of the development.

32. Warmer Worcestershire website gis.worcestershire.gov.uk/website/warmerworcestershir
33. Joint Climate Change Strategy for Bromsgrove and Redditch (2010-2013)
34. Planning for Climate Change in Worcestershire
35. In considering any application for new wind turbines there is a need to ensure that adverse environmental impacts are avoided, for example, in terms of noise.
36. Planning for Climate Change in Worcestershire. Maps indicating areas at risk of subsidence and outdoor fire can be found in Appendix 5 of the document. Maps indicating the risk of flooding can be found in the Bromsgrove & Redditch Strategic Flood Risk Assessment.

7.175 The more frequent extreme weather means that many developments in the rural areas of the District are at risk from the impacts of these weather events, as grid-connected electricity or gas supplies may be unavailable and delivery of fuel impossible during extreme weather conditions. De-centralised, off-grid renewables are likely to offer a far more secure means of supply to these developments and the Council will expect installations of renewable energy for developments in these areas.

7.176 Core Policy 19 Climate Change

The Council will deliver climate resilient developments with low impact on the climate through:

- **Ensuring developments are located away from high risk areas (e.g. floodplain, areas that have high risks of fire and subsidence). Where developments in these areas are necessary, appropriate designs, materials and escape routes that minimise the risk(s) and loss should be incorporated.**
- **Ensuring developments are in locations well-served by public/ sustainable transport and existing local facilities and infrastructure.**
- **Ensuring the construction and design of developments follow the energy and waste management hierarchies. Where appropriate, design-in measures that will encourage future users/ occupants to follow the hierarchies.**
- **Supporting developments to incorporate zero or low carbon energy generation technologies, especially for developments in the rural areas. Where there is a firm delivery plan of such schemes, developments nearby are expected to provide infrastructure/ to connect to the zero/ low-carbon energy scheme.**
- **Supporting zero or low carbon energy generation schemes which are appropriate to the landscape character and townscape of the area.**
- **For large scale developments or Area Action Plans, the Council will prepare site masterplans or would seek to work with developers to decide the viability of meeting the equivalent level of the Code for Sustainable Homes set for social housing and the BREEAM 'very good' rating or above, which would then serve to inform all developments in that area as they come forward.**

Core Policy 19 at a glance

Summary:
A set of principles to mitigate the causes of climate change from developments and ensure developments are able to adapt to the impacts of changing climate.

Public consultation response:
Diverse opinions on what should be specified in the policy. Some suggest to specifying a particular way for climate change mitigation or addressing issues covered by other policies. There are opposing opinions on the requirements set for new developments. Many consider it necessary to cover climate change adaptation in the policy.

Strategic Objectives:
Supports SO2, SO6, SO9, SO10 and SO11.

Sustainability Appraisal:
Apart from addressing the causes and potential impacts of climate change, the policy has many positive inferences upon the SA objectives, such as promoting the health and well-being of the population. However, the policy may lead to an increase in construction cost and affect the viability of development.

Bromsgrove Council Priorities:
CO4 Environment- priority climate change.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic themes of A Better Environment for Today and Tomorrow and Stronger Communities.

Policy Context:
Supplement to PPS1: Planning and Climate Change supports the delivery of sustainable development, ensures major reductions in carbon emissions, promotes energy efficiency and ensures resilience in new design for climate change

7.177 CP20 Water Management

7.178 Water Demand

7.179 Bromsgrove falls within the Severn Water Resource Zone which is already experiencing shortfalls in water supply. Existing abstraction has caused unacceptable environmental impacts in several areas which include the Bow Brook and the Battlefield Brook in the District. County-wide climate change predictions show that by the 2080s, summer rainfall will decrease by 50%. To address the future shortfall of water resources, the Council will require the design and maintenance of development to follow the water conservation hierarchy - avoid, reduce, recycle and disposal[37]. The Environment Agency Report[38] states that achieving level 3 or 4 water category (i.e. 105 litres/person/day) for the Code for Sustainable Homes for all new homes and getting existing homes retrofitted could reduce/delay the need for new resource developments.

Figure 1
The water conservation management hierarchy

7.180 Flood Risk

7.181 The 2007 floods cost Worcestershire over £150 million, and affected both households and businesses. Flood risk within the District is mainly associated with flash flooding of ordinary watercourses as a result of rapid rainfall runoff. In addition to the increase in flow, the localised flooding is exacerbated by the lack of maintenance of the watercourses, infilling of the watercourses due to development and culvert collapse along the ordinary watercourse channels resulting in blockages and thus a decreased channel capacity. The most appropriate flood alleviation measures vary depending on the source of flooding. Generally speaking, the Council expects improved flood storage and flood flow routes to be achieved through opening up culverted watercourse and measures that work with the natural processes.

7.182 Existing Developments - To address the flooding issues of existing developments, informal flood defences/ measures are to be identified in the Level 2 Strategic Flood Risk Assessment (L2 SFRA). Areas identified for flood alleviation measures will be protected from development, unless the development can reduce the level of flooding in existing areas to an acceptable level through other means.

7.183 New Developments - The Council expects all developments to take into account of flood risks from all sources (which should also include the impact of climate change) and follow the flood risk management hierarchy[39] in PPS25 Practice Guide, that is: 1) Assess; 2) Avoid; 3) Substitute; 4) Control; 5) Mitigate.

7.184 Given the negative impacts of flooding on people, the environment and the local economy, the Council would expect that all new development would not increase the run-off rate from new development and exacerbate flood risk in these areas.

7.185 Water Quality

7.186 In Bromsgrove, with the exception of Batchley Brook, which is only assessed for its biological quality, all watercourses fail to meet at least one of the required river water quality targets[40]. The poor quality is partly due to the influx of unattenuated storm water into the foul sewers, resulting in an exceedance of capacity within the system; and partly due to the un-treated runoff from surface water sewers. The Council has a duty under the Water Framework Directive (WFD) to take into account the River Basin Management Plan and help deliver the WFD objectives.

37. Water Conservation Handbook for Local Authorities in Australia - http://www.mda.asn.au/download.cfm?DownloadFile=A4BBC949-E081-51EF-A74702E9E228C3B8
38. Environment Agency (2007) West Midlands Regional Spatial Strategy (RSS11) The Impact of Housing Growth on Public Water Supplies.
39. Refer to Figure 2.1 of PPS25 Practice Guide for a brief summary of the hierarchy
40. Figure 21 of Level 1 SFRA shows the map of the River Water Quality

7.187 Waste Water

7.188 In urban areas, waste water that is transmitted in the combined[41] or foul sewer networks will be cleansed in a Sewage Treatment Work (STW) before being released back into the river network. In Bromsgrove, several Sewage Treatment Works serving the District have already been identified as High or Medium Risk within the EA risk assessment report[42]. Four of them are also identified by Severn Trent Water as in need of improvement works[43]. In areas where there is an identified constraint, as indicated within the Water Cycle Study Update (currently being undertaken), the Council expects developments to demonstrate that necessary infrastructure is in place to serve the development. In rural areas, waste water is normally treated/collected by septic tanks or cesspools. Septic tanks and cesspools which are poorly sited or badly maintained are affecting the quality of watercourses. The Council expects developments that are not connected to the combined or foul sewer networks to demonstrate that proper and effective management of the septic tanks and cesspools are provided for.

7.189 Run-off Water

7.190 In Bromsgrove, run-off water that is transmitted in the surface water sewer will be discharged straight into ditches and rivers. To improve the quality of watercourses in the District, the Council expects all developments to follow the SUDS management train concept, incorporate flood control measures that work with the natural processes and provide opportunities for enhancing the natural environment and social well-being. Due to the geology of the District (several sites are located upon clays and silts) and the fact that several areas fall within the Source Protection Zones[44], some SUDS methods such as infiltration techniques which rely upon the permeability of the substrata may not be feasible in the District.

41. Combined sewer system is the waste water system that transmits both foul and surface water, hence all water will be treated in the Sewage Treatment Works (STW).
42. The EA Risk Assessment is based upon water quality and flow risk. The Sewage Treatment Works (STW) serving the District which have been identified as having medium or high risk are: the Fringe Green STW, Alvechurch STW, Roundhill STW, Minworth STW and Lower Gornal STW.
43. The four STWs in need for improvements are: Fringe Green STW, Alvechurch STW, Roundhill STW and Minworth STW.
44. Figure 14 of Level 1 SFRA shows the map of the Source Protection Zones Affecting Potential Development within the District

7.191 Core Policy 20 Water Management

The Council will deliver safe developments with low environmental impact through:

- **Supporting developments that follow the water conservation hierarchy. All housing developments should achieve the Level 3 or 4 water category for the Code for Sustainable Homes (i.e. 105 litres per person per day) and Level 5 after 2016. Where standards currently exist for a particular non-domestic building type in BREEAM, maximum points should be scored on water.**
- **Ensuring all developments take into account flood risk of all sources, follow the flood risk management hierarchy, and do not increase the risk of flooding elsewhere. Where developments in high risk areas are necessary, appropriate design, materials and escape routes that minimise the risk(s) and loss should be incorporated.**
- **Supporting developments that improve flood storage and flood flow routes by opening up culverted watercourses and utilising measures that work with the natural processes.**
- **Supporting developments that incorporate the Sustainable Drainage Systems (SUDS) management train concept, maximise opportunities for enhancing the natural environment and social well-being, and provide for the appropriate management of these features.**
- **Supporting developments that take into account of the River Basin Management Plan and contribute to delivering the Water Framework Directive objectives. This includes ensuring the phasing of development is in line with the completion of the required infrastructure and that appropriate management plans are in place for septic tanks and cesspools.**
- **Securing areas with a strategic flood defence function from development.**

Core Policy 20 at a glance

Summary:
A set of principles to ensure sustainability of the water environment and safeguard developments from the risk of flooding.

Public consultation response:
Comments focus on the detailed wordings of the policy and specific flooding incidents in the District.

Strategic Objectives:
Supports SO9 and SO10.

Sustainability Appraisal:
The policy seeks to reduce the impacts of new development on the environment, the running costs of buildings, the causes of climate change and the potential loss and disruptions to occupants and owners and the running costs of buildings. However, the policy may lead to increase in construction costs and affect the viability of development.

Bromsgrove Council Priorities:
CO4 Environment, priority Climate Change.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic theme of A Better Environment for Today and Tomorrow.

Policy Context:
Supplement to PPS1: Planning and Climate Change - supports the delivery of sustainable development and seeks to ensure resilience in new design for climate change

PPS25 Development and Flood Risk/ PPS25 Development and Flood Risk Practice Guide - emphasises the delivery of sustainable development takes into account the need to avoid, reduce and manage flood risk. It avoids inappropriate development in areas at risk of flooding, and directs development away from areas at highest risk. In exceptional circumstances where new development is necessary in such areas, the policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

7.192 CP21 Green Infrastructure

7.193 Green infrastructure is "the network of green spaces and natural elements that intersperse and connect our cities, towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage, historic environment and open countryside. Green Infrastructure provides multiple benefits for the economy, the environment and people". (see Glossary)

7.194 One of the important green infrastructure components is the open space, sport and recreation facilities that are integral to both urban and rural communities. The provision of high quality, accessible open space, sport and recreation facilities in the right areas can have significant benefits in relation to health, community cohesion and general well-being. The Council will therefore protect all the existing facilities of this nature from development, except those in areas with an over supply, whereby contributions could be made to areas with identified deficiency. All housing developments are expected to contribute to the delivery of these amenities in accordance with the provision standards identified in the PPG17 Open Space, Sport and Recreation Facilities Assessment.

7.195 Trees, woodlands and forestry are also important green infrastructure assets. The Forestry Commission has developed a West Midlands Forestry Framework which includes a rolling three-year Delivery Plan to secure the sustainable development of this resource. A Woodland Opportunities Map that guides woodlands creation and management is also available. Many areas in the District are identified as priority areas which contain valuable woodlands which need to be maintained and the Council expects developments to take into account the "Trees and Woodland in Worcestershire - Biodiversity and Landscape Guidelines for their planting and management" and contribute towards the Delivery Plan where viable. This issue is also of relevance to other policies including CP 17 Natural Environment and CP 19 Climate Change.

7.196 Whilst accessible green spaces and play areas are important components of green infrastructure, a comprehensive green infrastructure network include assets of landscape character, historic environment, geodiversity, biodiversity and blue infrastructure (such as watercourses, canals, lakes, etc). Green spaces provide ecosystem services that bring a wide range of environmental (such as wildlife migration, climate change mitigation, better air, water quality, flood alleviation, routes for sustainable transportation, etc), social (educational, amenity, recreation, health and wellbeing) and economic (tourism, green economic use) benefits to its communities. The components of green infrastructure are addressed separately in other core policies (in particular CP16, CP17, CP19, CP20 and CP22) but developments should consider them together and ensure designs improve connectivity, enhance the quality of the green infrastructure and maximise the multi-functionality of the relevant assets whilst ensuring suitable management of the assets and mitigating against any unacceptable conflicts in terms of their conservation requirements. The District's existing green infrastructure assets are outlined in the Green Infrastructure Baseline Report. The Worcestershire Sub-regional Green Infrastructure Steering Group[45] is developing a Sub Regional Green Infrastructure Framework and the Council will expect developments to contribute towards the delivery of it.

45. The Worcestershire sub-regional green infrastructure Steering Group has representatives from Natural England, Environment Agency, English Heritage, Forestry Commission, National Health Service, Worcestershire County Council and District Councils in Worcestershire.

7.197 Core Policy 21 Green Infrastructure

The Council will deliver a high quality multi-functional green space network through:

- **Safeguarding all the green infrastructure assets in the District.**
- **Contributing to the Delivery Plan of the West Midlands Forestry Framework.**
- **Requiring developments to improve connectivity, enhance the quality and maximise the multi-functionality of the relevant assets whilst ensuring suitable management of these assets and mitigating against any unacceptable conflicts in terms of their conservation requirements.**
- **Supporting the Sub-Regional Green Infrastructure Framework.**
- **Ensuring all housing developments meet and contribute towards the qualitative*, quantitative and accessibility standards set for the open space, sport and recreation facilities in the District (see Table 5 below). Priority will be given to areas with existing deficiencies. *Quality of sites varies and enhancement will be based on the conditions of the relevant facilities at the time. Where provision standards are not available, contributions will be negotiated in accordance with the recommendations in the Open Space, Sport and Recreation Assessment (PPG 17) Study and the requirements at the time.**

7.198 For large scale developments or Area Action Plans, the Council will prepare site masterplans or would seek to work with developers to prepare a Green Infrastructure Concept Plan, which would then serve to inform all developments in that area as they come forward.

Table 5.
Accessibility standards

Typology	Quantity Standard (hectare per 1000 population)	Accessibility Standard (travelling time to the facility)
Parks and gardens	0.27	Walk: 15 minutes Drive: 15 minutes
Natural and Semi Natural Open Space	0.44	Walk: 15 minutes
Amenity Green Space	0.42	Walk: 10 minutes
Provision for Children	0.27	Walk: 10 minutes
Provision for Young People	0.30	Walk: 15 minutes
Outdoor Sports Facilities	1.67	Walk: 10 minutes (grass pitches) Drive: 15 minutes (tennis courts/ bowling greens) 20 minutes (synthetic pitches, golf courses and athletics tracks)
Allotments	0.19	Walk: 20 minutes

Core Policy 21 at a glance

Summary:
A set of principles to safeguard the delivery of a high quality multifunctional green space within and beyond the district boundaries.

Public consultation response:
Concern about the lack of evidence to inform the policy about the current and future green infrastructure 'network' and hence uncertain over how future applications will be judged.

Strategic Objectives:
Supports SO6 and SO7.

Sustainability Appraisal:
The policy performs strongly against many of the environmental and social objectives and in some cases, brings in economic benefits (e.g. eco-tourism). But safeguarding all green infrastructure assets may be costly and even unviable in some cases.

Bromsgrove Council Priorities:
CO3 One Community, priority one community; CO4 Environment, priority climate change.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports strategic themes of Improving Health and Well Being, A Better Environment for Today and Tomorrow, Meeting the Needs of Children and Young People, Stronger Communities.

Policy Context:
Supplement to PPS1: Planning and Climate Change - supports delivery of sustainable development.

Draft PPS Planning for a Natural and Healthy Environment recognizes that Open space, whether part of a green infrastructure network or not, can serve as a vital focal point for community activities, bring together members of communities and provide opportunities for social interaction and plays a vital role in promoting healthy living.

PPG17 Planning for Open Space, Sport and Recreation recognizes that open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illness.

7.199 CP22 Green Belt

7.200 Ninety-one percent of Bromsgrove District is designated as Green Belt. This forms an integral part of the West Midlands Green Belt, which was established to prevent the outward expansion of the conurbation. This policy has been successful in achieving this aim. In Bromsgrove District detailed boundaries for the current Green Belt were set in the Local Plan and it is not envisaged that any significant changes to these boundaries will be necessary during the period to 2021.

7.201 Green Belt designation identifies areas of countryside protected from most forms of development. This designation serves a number of purposes including the preventing urban sprawl and safeguarding the countryside from encroachment, preventing the coalescence of settlements, preserving the character of existing settlements and encouraging the recycling of derelict and other urban land.

7.202 Core Policy 22 Green Belt

There will be a presumption against allowing inappropriate development in the Green Belt. Permission for the development of new buildings in the Green Belt will not be given, except in very special circumstances, unless it is for one of the purposes detailed below:

- **agriculture and forestry (unless permitted development rights have been withdrawn);**
- **essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;**
- **limited extension, alteration or replacement of existing dwellings;**
- **limited infilling in existing villages;**
- **limited affordable housing for local community needs.**

Core Policy 22 at a glance

Summary:
A policy which seeks to protect the Green Belt in Bromsgrove District and sets out the types of development which would be appropriate.

Public consultation response:
Generally supportive of protection of Green Belt as this is one of the main features which makes the District attractive and is particularly vulnerable as it cannot be reclaimed once lost.

Strategic Objectives:
Supports SO8.

Sustainability Appraisal:
Policy performs strongly predominantly in relation to environmental objectives but has some social benefits in terms of providing opportunities for recreation with resultant benefits for health and economic benefits in terms of maintaining an attractive environment eg tourism.

Bromsgrove Council Priorities:
CO4 Environment, priority Climate Change.

Bromsgrove Sustainable Community Strategy 2010-2013
Supports strategic theme of A Better Environment for Today and Tomorrow.

Policy Context:
PPG2 - sets out principles for protection of the Green belt and also sets out the type of development which would be acceptable.

7.203 CP23 Health and Well Being

7.204 In line with CP10 and CP14, one of the overarching contributors to sustainable development is the need to ensure that development is located close to a range of services and facilities, thereby reducing the need to travel. In addition to the implications of reducing the need to travel on air quality/climate change, there are benefits to the health and wellbeing of local residents through increased opportunities to walk or cycle. Ensuring that a mix of uses is provided in new developments, and that efficient use is made of land, also contributes to reducing the need to travel and to promoting sustainable development.

7.205 Planning for integrated and multi- functional public services, including health facilities, in accessible locations also has a direct positive effect on the health of local people by enabling them to easily access a range of services. Accessible leisure and community facilities play an important role in ensuring local people have the opportunity to lead active lifestyles and participate in community activities, which can have positive outcomes for mental health and social cohesion.

7.206 The health of the people of Bromsgrove District is generally better than the England average according to the 2009 Annual Health Profile for Bromsgrove produced by the Association of Public Health Observatories. The NHS Worcestershire and Worcestershire Primary Care Trust are the key partners for aiding Bromsgrove's health and well being, but the District Council can make a contribution by improving people's lifestyles through supporting community sports organisations and providing opportunities to increase activity through direct formal and informal leisure provision.

7.207 Providing a high-quality walking and cycling network to promote active travel reduces reliance on vehicular transport, which helps to increase levels of physical exercise and social interaction; this in turn has positive impacts on physical and mental health. Reducing the over-concentration of uses, particularly hot food takeaways, which can have a negative impact on the health of local people in identified locations provides a flexible long-term spatial solution to health problems associated with these uses. Access to healthy food is shown to improve general health and lessen poor health conditions; additionally, the production and consumption of local foods can also help improve both physical health by elevating levels of exercise through the farming of produce and encouraging the use of more natural ingredients in food, as well as mental health by engagement with the activities involved.

7.208 Core Policy 23 Health and Well-Being

Bromsgrove District Council will support proposals and activities that protect, retain or enhance existing recreational and amenity assets, lead to the provision of additional assets, or improve access to facilities, particularly by non-car modes of transport. This will include maintaining greater access to and enjoyment of the countryside.

The Council will support opportunities for healthy and active lifestyles through:

- **Working with NHS Worcestershire and Worcestershire Primary Care Trust to explore new ways to improve opportunities for healthy and active lifestyles**
- **Providing high-quality walking and cycling routes**
- **Providing excellent access to leisure and recreation facilities**
- **Seeking to reduce the over-concentration of any use type where this detracts from the ability to adopt healthy lifestyles**
- **Promoting and supporting initiatives for local food-growing as well as urban agriculture.**

Core Policy 23 at a glance

Summary:
To improve the quality of life and well-being of Bromsgrove by promoting active, healthy lifestyles as well as improving access to health and leisure facilities.

Public Consultation Response:
There was support for healthier lifestyles, but there needs to be more emphasis on improving health and well-being, in particular by addressing the over-concentration of A5 uses and the positive use of allotments.

Strategic Objectives:
Supports objectives SO1, SO6, SO7.

Sustainability Appraisal:
Focuses on protecting essential local facilities and ensuring that new developments contribute to creating a better balance of facilities, services and infrastructure within settlements. The policy scores highly in both the social and environmental attributes, and there are no known weaknesses.

Bromsgrove Council Priorities:
CO3 One Community - Priority One Community.

Bromsgrove Sustainable Community Strategy 2010-2013
Supports theme of Improving Health and Well-being.

Policy context:
PPS1- supports the promotion of health and well-being by making provision for physical activity.

7.209 CP24 Planning Obligations

7.210 Development often has an impact on service provision and requires new infrastructure to be provided. It is therefore considered reasonable that developers contribute towards schemes that are designed to mitigate these impacts. It is considered that adequate infrastructure should be provided to support new development at an appropriate stage. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme. The Council will work in partnership with infrastructure providers, grant funders and other delivery agencies in seeking the provision of the necessary infrastructure to support new development.

7.211 The principle of securing developer contributions towards infrastructure in order to mitigate against the impact of development is a well established process. The conventional approach towards securing such contributions in the past has been based on negotiations formalized through S106 agreements. It is however envisaged that a standard charge would be levied on all new development as has been practiced on various schemes around the country.

7.212 Core Policy 24 Planning Obligations

Development proposals will be required to provide or contribute to the provision of facilities, infrastructure and services and other forms of environmental and social requirements that are necessary to make a scheme acceptable in planning terms.

All forms of development should aim to benefit the local community taking account of its needs and aspirations. The nature and scale of any planning requirements will be related to the type of development and its potential impact on the area.

The method used to collect this contribution will be the Community Infrastructure Levy (CIL). Charges will be based on the size and type of development. A preliminary Charging Schedule will be prepared, which will set out the proposed rates for the levy in the District. This document will then be consulted upon for 4 weeks and will go though an independent public examination process before being formally adopted by the Council.

Areas for possible contributions:

- **Affordable housing**
- **Open Space**
- **Sport and leisure**
- **Transport and travel**
- **Air quality**
- **Education**
- **Waste**
- **Police/community safety**
- **Public realm**
- **Public Art**
- **Health**
- **Environmental mitigation**
- **Town Centre regeneration**
- **Bromsgrove Train Station**

Core Policy 24 at a glance

Summary:
Policy seeks to secure developer contributions towards different types of infrastructure provision.

Public Consultation Response:
Considered previous policy of sustainable communities should be split up so there was an entirely separate policy on developer contributions.

Strategic Objectives:
SO1, 2, 3, 4, 6, 7, 8, 9, 11 & 12.

Sustainability Appraisal:
Policy performs strongly due to overarching nature of benefit of contributions.

Bromsgrove Council Priorities:
CO1 Regeneration, CO4 Environment.

Bromsgrove Sustainable Community Strategy 2010-2013:
Supports themes of Communities that are safe and feel safe, Better Environment for Today and Tomorrow, Economic Success that is Shared by All, Improving Health and Wellbeing and Stronger Communities.

Policy context:
PPS1 states that infrastructure and services should be provided to support new and existing economic development and housing.

8 Implementation and Monitoring

8.1 The preparation of any plan should not be seen in isolation nor as a once and for all activity. It is vital that the plan is checked at various stages to establish whether it is being implemented correctly, to make an assessment of outcomes and to check if these outcomes remain as intended and are still relevant. The Core Strategy will ultimately be one of several policy documents where changes will be needed to ensure that local policy remains consistent with national changes.

8.2 The existing planning system places greater emphasis on the importance of continual plan review. In order to make the planning system more responsive to changing circumstances, components of the LDF have been separated so that each document can be reviewed and updated independently.

8.3 A key component of this process is the Annual Monitoring Review (AMR) which is prepared at the end of December every year and reflects activity in the previous financial year. It looks at how policies are working in practice; how policies are being implemented; how plans affect socio-economic indicators and how the work programme is progressing.

8.4 Therefore in order to deliver the LDF it is important that a clear and concise monitoring framework is developed, which it is acknowledged is likely to evolve over time in order to be responsive to changing circumstances. This monitoring framework will provide guidance on who is responsible for implementing policies and proposals, by when and the resources that will be required. It is also recognised that the implementation of the LDF will be dependent upon the active participation, commitment and contribution from relevant stakeholders representing varying backgrounds and sectors.

8.5 Work has progressed, sometimes at a sub-regional level, to analyse and plan for future changes in the District. This has involved gathering baseline data to realistically plan and cater for the future needs of the District and undertaking discussions with service providers, other Local Planning Authorities and government agencies. Such joint working at this sub-regional level ensures that administrative boundaries do not obstruct strategic planning objectives and also that a consistent approach is maintained.

8.6 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. It is therefore important that the plan can be easily monitored and that this process is aligned with the way we assess the sustainability of the Plan. We are therefore intending to use the key indicators from the Sustainability Appraisal process to form the basis of monitoring.

8.7 The Implementation of the policies contained in the Core Strategy will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The Council has neither the powers nor the resources to implement the Core Strategy alone. The document's role is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery.

8.8 The support of the private sector, whether as an agency for development or in the provision of services in the local community, will be important and the Council will look to maintain close engagement with them in the coming years for example, through the forum of the Local Strategic Partnership. Central to this approach is the need to ensure the involvement of the wider community, whether those who live, or work in the District. The Council will continue to engage the local community seeking to build on their capacity to engage and influence change to ensure the new plans deliver sustainable development and reflect the kind of District residents want to live in.

8.9 A number of Core Policies will also depend on the production of other documents as part of the Local Development Framework. Key documents will include Area Action Plans for Bromsgrove Town Centre and Longbridge and Supplementary Planning Documents.

8.10 An implementation plan has been developed to show clearly and concisely how and when policies will be delivered. Any possible risks have also been identified to provide a realistic analysis of what major constraints may limit progress. This enables the Council the opportunity to consider how any risks could be dealt with or minimised at this early stage.

8.11 Implementation Plan

Policy	Responsible Bodies	Delivery Mechanisms	Delivery Funding	Land Use and Planning Issues	Phasing and Timetable	Risk Assessment
CP1 – Future Development	Development Industry/Planning Authority/Severn Trent/Bus providers/WCC/ West Mercia Police/ PCT	Planning applications/ joint working/ masterplans	Private Sector RSL	Integrated Joint working required with range of stakeholders to deliver large scale growth. Up to date SHLAA required to identify sites.	From adoption of Core Strategy to 2021 for housing and until 2026 for employment	Current poor market conditions means higher levels of growth will be required in later years on plan period.
CP2 – Settlement Hierarchy	Applicants/ Planning Authority	Planning Applications	Private Sector RSL	Regular monitoring to identify current supply and locations where housing is delivered.	From adoption of Core Strategy to 2021 for housing and until 2026 for employment	Market conditions may limit ability to deliver required growth distribution.
CP3 – Development Principles	Applicants/ Planning Authority/ WCC/Worcs Wildlife Trust/Severn Trent/ PCT/West Mercia Police	Planning Applications	Private Sector	Requires detailed consultation with consultees during development control process	From adoption of Core Strategy	Additional costs may impact on financial viability of schemes and limited resources of stakeholders.
CP4 – A) Bromsgrove Town Expansion sites B) Other Development Sites	Applicants/ Development Industry/ATLAS/ Planning Authority/ WCC/Worcs Wildlife Trust/Severn Trent/ PCT/West Mercia Police/Bus providers	Planning Applications/ Masterplans/ Joint working/ Section 106 Agreements	Private Sector	Detailed masterplans required providing clear vision to deliver high quality mixed use scheme that benefits Bromsgrove. Robust evidence required to justify levels of different uses on sites.	From adoption of Core Strategy to 2021	Using a small number of sites increase risk of non-delivery within timescales
CP5 – Neighbour-hood Planning	Planning Authority/ Parish Council/ Bromsgrove Residents Neighbourhood Forums	Continual engagement and consultation Neighbourhood Plans	Public Sector	Requires innovative consultation techniques to engage with all sections of the local community and advise and support for development of community lead Neighbourhood Plans	From adoption of Core Strategy	Possible level of apathy to continual engagement Resources available to support Neighbourhood Planning process

8.11 Implementation Plan *continued*

Policy	Responsible Bodies	Delivery Mechanisms	Delivery Funding	Land Use and Planning Issues	Phasing and Timetable	Risk Assessment
CP6 – Housing Mix	Applicants/ Planning Authority	Planning Applications S106 Agreements	Private Sector RSL	Requires co-ordinated and integrated approach to deliver suitable housing that meets local needs	From adoption of Core Strategy to 2026	Stagnation in market for private sector housing. Need for increased density versus local character
CP7 – Affordable Housing	Applicants/ Planning Authority	Planning Applications S106 Agreements	Private Sector RSL	Requires careful negotiation and implementation to maximise levels of affordable housing	From adoption of Core Strategy	Stagnation in market for private sector housing may hamper delivery of affordable housing through S106 agreements
CP8 – Homes for the Elderly	Applicants/ Planning Authority	Planning Applications S106 Agreements	Private Sector RSL	Requires co-ordinated and integrated approach to deliver suitable housing that is desirable to the elderly population	From adoption of Core Strategy to 2021	Stagnation in market for private sector housing.
CP9 – Accom-modation for Gypsies, Travellers & Showpeople	Applicants/ Planning Authority	Planning Applications	Private Sector	Requires pro-active approach and delicate management of a sensitive issue	From adoption of Core Strategy to 2026	Uncertainty over the level of demand due to the transient characteristics of this group
CP10 – Sustainable Communities	Applicants/ Planning Authority/ service providers/ development industry	Planning Applications S106 Agreements	Private Sector	Requires an integrated approach to ensure appropriate services are provided in settlements	From adoption of Core Strategy	The weak economy may have adverse impact on smaller businesses and make local facilities less viable and/or limit the levels of planning gain that may be achievable.
CP11 – New Employment	Applicants/ Planning Authority/ Development Industry	Planning Applications Masterplans Longbridge AAP Town Centre AAP	Private Sector/ Public Sector	Requires an integrated approach and a continued focus on high technology industries	From adoption of Core Strategy to 2026	The weak economy and the low take-up of high technology space.

8.11 Implementation Plan *continued*

Policy	Responsible Bodies	Delivery Mechanisms	Delivery Funding	Land Use and Planning Issues	Phasing and Timetable	Risk Assessment
CP12 – Existing Employment	Applicants/ Planning Authority/ Local Businesses	Planning Applications	Private Sector	Requires flexible and integrated approach that enables local businesses to expand	From adoption of Core Strategy to 2026	Retracting employment sector may mean that there is increasing pressure for alternative uses on employment sites.
CP13 – Rural Regeneration	Applicants/ Planning Authority/ Tourism industry	Planning Applications	Private Sector RSL	Requires careful interpretation of Green Belt policy against benefits of improving the vitality and viability of village life.	From adoption of Core Strategy to 2026	The current economic climate may limit short term opportunities
CP14 – Sustainable Transport	Applicants/ Planning Authority/ Network Rail/ WCC	Planning Applications Town Centre AAP S106 Agreements Community Transport Initiative	Private Sector/ Network Rail/ Public Sector/ London Midland/	Needs highly co-ordinated approach with appropriate infrastructure provided at the right time to serve new developments	From adoption of Core Strategy to 2026	Poor patronage of Public transport and difficulty in securing adequate funding.
CP15 – Town Centre Regeneration	Applicants/ Planning Authority/ retail sector, development industry, PCT, West Mercia Police	Planning Applications Town Centre AAP S106 Agreements	Private Sector/ Public Sector	Requires holistic approach to regeneration with continued public involvement	From adoption of Core Strategy to 2026	Difficulty in attracting investment in current economic climate
CP16 – Managing the Historic Environment	Applicants/ Planning Authority/ English Heritage	Planning Applications & Internal work by Conservation Officers/joint working	Private Sector/ Public Sector	Requires detailed consultation with consultees during development control process	From adoption of Core Strategy to 2026	Limited resources
CP17 – Natural Environment	Applicants/ Planning Authority/ WCC, Worcs Wildlife Trust/ Herefordshire & Worcs Earth Heritage Trust Natural England Worcs Biodiversity Partnership Co-ordination Group	Planning Applications	Private Sector/ Public Sector	Requires detailed consultation with consultees during development control process	From adoption of Core Strategy to 2026	Limited resources of organisations to enable continued detailed involvement

8.11 Implementation Plan *continued*

Policy	Responsible Bodies	Delivery Mechanisms	Delivery Funding	Land Use and Planning Issues	Phasing and Timetable	Risk Assessment
CP18 – High Quality Design	Applicants/ Planning Authority/ CABE	Planning Applications SPD	Private Sector	Requires innovative thinking and an integrated approach to deliver high quality design on schemes.	From adoption of Core Strategy to 2026	Difficulty in delivering high quality design on smaller more constrained sites.
CP19 – Climate Change Mitigation and Adaptation	Applicants/ Planning Authority/ Building Control/ WCC/Bus companies/Private individuals	Planning Applications/ joint working	Private Sector	Requires creative and integrated approach to delivering greener developments	From adoption of Core Strategy to 2026	Potential for additional costs to make developments less viable. Possible time lag in adoption/acceptance of innovative design approaches
CP20 – Water Management	Planning Authority/ Applicants/ Environment Agency/ Severn Trent Water/ South Staffordshire Water/ Building Control/ private individuals/ WCC	Planning Applications	Private Sector/ Utilities/ Environ Agency	Detailed analysis and consultation required before allocation or approval of sites for development	From adoption of Core Strategy to 2026	Financial constraints in current economic climate may limit feasibility of innovative approaches
CP21 – Green Infrastruc-ture	Applicants/ Planning Authority/ Sport England/WCC DEFRA/Worcs Sub-Regional Green Infrastructure Steering Group	Planning Applications S106 Agreements SPD, CIL	Private Sector/ Public sector	Requires detailed consideration of key issues treating each application on its own merits	From adoption of Core Strategy to 2026	Lack of sufficient resources and maintenance. Financial viability of schemes versus provision of open space
CP22- Green Belt	Applicants/ Development Industry/Planning Authority	Planning Applications	Public sector	Green Belt likely to be subject to significant development pressures	From adoption of Core Strategy to 2026	Some Green Belt release may be necessary in order to meet long term growth needs
CP23 – Health and Well Being	Applicants/ Planning Authority/ NHS/ PCT/WCC/Sport England	Planning Applications S106 Agreements	Private Sector/ Public sector	Detailed analysis and consultation required before approval of development.	From adoption of Core Strategy to 2026	Lack of sufficient resources
CP24 – Planning Obligations	Applicants/ Planning Authority/ WCC	Planning Applications S106 Agreements SPD, CIL	Private Sector	Advanced negotiation skills required to maximise contributions	From adoption of Core Strategy to 2026	Contributions may impact upon the viability of schemes.

8.12 Performance Indicators

Policy	Target/Indicator
CP1 – Future Development	Net additional dwellings completed No. of hectares of employment completed
CP2 – Settlement Hierarchy	% of development on PDL % of development in each settlement type No. of years of housing supply
CP3 – Development Principles	Number of bus and rail travellers % of people usual method of travel Number of trips made by public transport Decrease in CO2 emissions Number of new AQMA's declared No of parks and areas of recreation space % of total land use under landscape designation Total number of listed buildings No of listed buildings demolished No of listed buildings at risk % of unemployment % of new employment within Bromsgrove Town % of new employment in other settlements
CP4 – A)Bromsgrove Town Expansion sites B) Other Development Sites	No. of dwellings completed on strategic sites No. of hectares of employment completed on strategic sites Amount of retail floorspace completed on strategic sites Amount of open space on strategic sites
CP5 – Neighbourhood Planning	No. of Neighbourhood/Parish Plans adopted No. of respondents to public consultations No. of neighbourhood plans in preparation % of District covered by neighbourhood plans
CP6 – Housing Mix	Average density of development achieved across the District No. and % percentage of dwellings completed in each size category
CP7 – Affordable Housing	No. of affordable houses completed Proportion of affordable housing achieved by area/settlement No. of affordable housing schemes completed through exception schemes % of sites with 100% affordable housing
CP8 – Homes for the Elderly	No of units completed for the elderly No. of units built to Lifetime Home Standards
CP9 – Accommodation for Gypsies, Travellers and Showpeople	Occupancy rates No of pitches provided in District for Districts needs
CP10 – Sustainable Communities	Proportion of local facilities threatened, but closure avoided Access to key facilities, Post Office, GP, schools, Higher Education etc

8.12 Performance Indicators *continued*

Core Strategy Policy	Target/Indicator
CP11 – New Employment	No of new technology companies locating within Bromsgrove Technology Park % of new employment within Bromsgrove Town % of new employment in other settlements % of school leavers attending Higher Education Proportion of population educated to degree level or higher 16 year olds with no qualifications Access to primary schools and secondary schools % of unemployment
CP12 – Existing Employment	Amount of employment land lost to other uses No. of extensions granted to existing employment premises
CP13 – Rural Regeneration	No of rural regeneration schemes underway
CP14 – Sustainable Transport	Number of bus and rail travellers % of people usual method of travel Number of trips made by public transport Proportion of new housing within 30 minutes by public transport from key facilities Proportion of development within 800 metres/13 minutes walk from hourly bus service % access to GP Life expectancy comparison statistics % of residents with limiting long term illness % of population describing their health as good Development of new Bromsgrove station
CP15 – Town Centre Regeneration	Adoption of Town Centre AAP No of initiatives completed within TC AAP Town Centre Health Check Indicators
CP16 – Managing the Historic Environment	Total No of listed buildings No of listed buildings demolished No of listed buildings at risk Total No of scheduled ancient monuments No of planning applications for work on Listed buildings or in Conservation areas No of buildings on local list of architectural merit which have been lost No of visitors to heritage sites No of new conservation areas declared or extensions to existing ones Proportion of Conservation Areas with Character Assessments completed
CP17 – Natural Environment	No. of SWS No. of SSSI No. of applications that contribute to BAP and GAP
CP18 – High Quality Design	Proportion of relevant schemes incorporating "secured by design" principles % of people to which fear of crime is an issue No of recorded crimes No. of ASBO's

8.12 Performance Indicators *continued*

Core Strategy Policy	Target/Indicator
CP19 – Climate Change Mitigation and Adaptation	Decrease in CO2 emissions Decrease in average electricity consumption per household/ year in line with Government targets % of new developments with energy efficient design No of new developments with on-site renewable energy No of bus and rail travellers % of people usual method of travel No of trips made by public transport Proportion of new housing within 30 minutes by public transport from key facilities Proportion of development within 800 metres/13 minutes walk from hourly bus service No of noise related complaints Vehicle flows through urban areas No of new AQMA's declared % waste recycled per year Household waste collection % of rivers with fairly good or better biological and chemical water quality No of new developments on flood plains Area of contaminated land No of new trees planted and those lost No of schemes incorporating water harvesting No of new industries/companies developing new technology addressing climate change No of new developments incorporating opportunities for recycling
CP20 – Water Management	No of incidences of flooding No of new properties built in the flood plain No of new developments incorporating SUDS No of planning permissions granted contrary to advice of EA
CP21 – Green Infrastructure	No of parks and areas of recreation space Proportion of eligible open space maintained to "green flag" standard Proportion of residents satisfied with quantity and quality of open space and recreational facilities % of allotments lost to development % loss of recreational land and/or buildings lost to development No of applications that contribute to the West Midlands Forestry Framework
CP22 – Green Belt	% of District under Green Belt designation No of planning applications on green belt land % of planning applications on green belt land approved % of planning applications on green belt land refused Area (in hectares) of green belt land loss No of settlements suffering coalescence Distances between settlements decreased % of new development on brownfield land
CP23 – Health and Well Being	No. units with A5 use No. of new cycle routes No. of applications with cycling facilities % of obese children in Year 6 of Primary School Mortality rates from all circulatory diseases under the age of 75
CP24 – Planning Obligations	No. of completed Section 106 Agreements Amount of CIL raised No of infrastructure projects completed funded by CIL

Appendix 1

Glossary

This glossary of terms is intended to act as a reference point for unfamiliar or technical terms included in the Core Strategy. Unless stated, these are not definitive or legal descriptions.

Area of Development Restraint (ADR) - Areas of land taken out of the green belt in the Local Plan which have been identified as possible land for new development when required in the future

Affordable Housing - Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes, or in relation to the price of general market housing.

Annual Monitoring Report (AMR) - The report prepared by Councils to assess the implementation of the Local Development Scheme and the extent to which the policies of the Local Development Framework are being achieved.

Biodiversity - The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan (BAP) - The local Worcestershire Biodiversity Action Plan identifies local priorities to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets

Close Care Housing - Close Care schemes consist of independent flats or bungalows built on the same site as a care home. Residents often have some services (such as cleaning) included in their service charge and other services can be purchased from the care home. Close care schemes can either be rented or purchased. Purchasers may receive a guarantee that the management will buy back the property if they enter the care home.

Community Infrastructure Levy - The Community Infrastructure Levy (CIL) is a levy that Local Authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want. It applies to most new buildings and charges are based on the size and type of new development.

Continuing care retirement communities - A continuing care community, also known as a life-care community, is a type of retirement community where a number of aging care needs, from assisted living, independent living and nursing home care, may all be met in a single residence, whether apartment or enclosed unit. Typically, elderly candidates move into a continuing-care retirement community (CCRC) while still living independently, with few health risks or healthcare needs, and will remain reside there until end of life. As patrons progress in age, and medical needs change, the level of nursing care and service increases proportionally in response.

Continuing care communities are ideal for seniors that may be living in isolation, and would like to be immersed in a hospitable environment with other people of the same age. Typically, a range of activities and amenities are provided for both recreation and resource. However, CCRCs are costly, and vary widely in entrance and recurring fees. Often, a life-care contract is required, and the stipulations within such contracts can also vary in terms of service.

Core Strategy (CS) - Local Development Framework Development Plan Document (DPD) setting the vision, objectives, monitoring and implementation framework for development in the area. All DPD's must comply with the Core Strategy.

Development Plan Documents (DPDs) - Local development framework documents outlining the key development goals. They include the Core Strategy, site-specific allocations of land and Area Action Plans.

Employment Land Review (ELR) - Document that assesses existing employment land in the District, considers future requirements and identifies a portfolio of sites where employment development could be located.

'Extra care' housing -'Extra Care' Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in 'Extra Care' Housing have their own self contained homes, their own front doors and a legal right to occupy the property. 'Extra Care' Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages.

In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), 'Extra Care' often includes a restaurant or dining room, health & fitness facilities, hobby rooms and computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented.

Geodiversity - The variety of earth materials, forms and processes that constitute and shape the Earth, either the whole or a specific part of it. Relevant materials include minerals, rocks, sediments, fossils, soils and water.

Green Belt - Land allocated for a district to prevent urban sprawl by keeping land permanently open. Guidance on Green Belt policy is contained in PPG2, and the Worcestershire Structure Plan identifies the broad extent of Green Belt within Bromsgrove District and the Local Plan defines detailed boundaries of Green Belt land.

Greenfield - Land (or a defined site) that has not previously been developed.

Green Infrastructure - *"The network of green spaces and natural elements that intersperse and connect our cities, towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats. Street trees, natural heritage and open countryside. Green Infrastructure provides multiple benefits for the economy, the environment and people"*
West Midlands Green Infrastructure Prospectus

Horsiculture - The commercial development of the countryside for pasturing or exercising horses.

Local Development Framework (LDF) - A folder of documents, providing the framework for planning and guiding decision making in the District and to guide planning decisions.

Local Development Scheme (LDS) - Sets time-scales for the preparation of Local Development Documents that must be agreed with the Government and reviewed annually.

Listed Building - A building of special architectural or historic interest, graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building and any permanent structures (e.g. walls within its curtilage).

Major Urban Area (MUA) -The main urban area of the West Midlands Region, as identified on the RSS Spatial Strategy Diagram (see the inside back cover of West Midlands Regional Spatial Strategy).

Planning Policy Statements/Guidance (PPGs/PPSs) - National planning policy published by the Department for Community and Local Government, all regional and local planning policy must be in general conformity with this guidance.

Previously Developed Land (PDL) - Land that contains permanent buildings (excluding agriculture or forestry buildings) and associated fixed-surface infrastructure. The definition covers the curtilage of the development.

Renewable Energy - Energy flows that occur naturally and repeatedly in the environment, for example from wind, water flow, tides or the sun.

Residential care home - A home in a residential setting where a number of older people live, usually in single rooms, and have access to on-site care services.

Sites of Importance for Nature Conservation (SINC) - Defined areas of ecological or geological importance identified to protect habitat and species diversity.

Sites of Special Scientific Interest (SSSIs) - Relates to specifically defined areas where protection is afforded based on the site's status as being of national wildlife or geological interest. Natural England is responsible for identifying and protecting these sites.

Strategic Flood Risk Assessment (SFRA) - A document that examines the potential for flooding from all sources in the area, this includes the potential impacts from climate change. It examines the impact of new development both within and beyond the District.

Strategic Housing Land Availability Assessment (SHLAA) - A document that identifies suitable and available housing sites for up to the next 15 years. The document is evidence for plan making and does not allocate land for development.

Supplementary Planning Documents (SPDs) - Detailed policy to supplement Development Plan Document (DPD) policies and proposals. SPDs/SPGs can be thematic or site specific.

Sustainability Appraisal (SA) - Appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development - A widely used definition drawn up by the World Commission on Environment and Development in 1987: *"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".* The Government's four aims, to be achieved simultaneously are:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment.

Sustainable Urban Drainage Systems -
SuDS are made up of one or more structures built to manage surface water runoff including for example, rainwater recycling, pervious paving, the use of green roofs, balancing ponds and soakaways. A holistic approach should be adopted so that each element is operated collectively rather than as a series of isolated drainage devices.

SuDS management Train concept - The SUDS management train is intended to reduce flows and volumes of surface water as close to the source as possible through the application of four main stages: Prevention ▶ Source Control ▶ Site Control ▶ Regional Control. The idea is to apply different SUDS components at each stage such that the water quality of receiving water will improve as a result.

Special Wildlife Site (SWS) - These places are considered to be the best places for wildlife outside of legally protected areas such as SSSIs, National Nature Reserves and Local Nature Reserves.

Use Class - The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Viability - To be capable of existing or surviving in a successful manor. The term is often used in planning terms to define whether town centres are able to exist as viable retail centres.

Vitality - Used to describe the liveliness of an area, which may be measured by particular local features, the general environment or the quality of life for local residents. In the context of town centres, this term can be used to describe the capacity of a centre to grow or develop.

Appendix 2

CRITERIA AND ALLOCATIONS POLICY FOR THE LETTING AND ALLOCATION OF AFFORDABLE HOUSING.
(CBL Version)

The Registered Social Landlord (Housing Association) managing the affordable housing development will assess all applications made requesting the allocation of a dwelling on the scheme in the following order:

1. **All applicants wishing to be considered for Rented Housing within the proposed scheme must be registered on the Bromsgrove District Council Housing Register.** The Council will also nominate applicants registered on the Housing Register for consideration for Shared Ownership or Re-Sale Price Covenant units where applicants have specified their wish to be considered when completing their application form and have expressed an interest in the dwelling through the Choice Based Lettings Scheme.

2. **The following Local Connection Eligibility Criteria will be applied:**

   (The first phase of eligibility will be considered initially, and only if insufficient applicants are eligible will the other phases be considered in order.)

   The first phase of eligibility will be restricted to:

   i) Local residents within the parish/settlement, with a minimum term of residence who want to remain in the locality but cannot afford to do so.

   ii) Those who have previously resided in the parish/settlement for a number of years and who need to return to the parish/settlement but cannot afford to do so and who qualify as one or more of the following:

   a) Those who need to return to the parish to provide or receive support to/from a close family member living in the parish/settlement.

   b) Those who are employed within the parish/settlement.

   c) People with a confirmed offer of employment in the parish/settlement but who are deterred by the difficulty of finding and affording suitable accommodation.

   A second phase of eligibility would include applicants who live outside of the parish/settlement but within an immediately adjoining parish who need to live in the parish/settlement but cannot afford to do so and who qualify as one or more of the following:

   a) Those who need to return to the parish/settlement to provide or receive support to / from a close family member living in the parish.

   b) Those who are employed within the parish/settlement.

   c) People with a confirmed offer of employment in the parish/settlement but who are deterred by the difficulty of finding and affording suitable accommodation.

   A third phase of eligibility would include applicants who live outside of the parish/settlement but within the District of Bromsgrove who need to live in the parish/settlement but cannot afford to do so and who qualify as one or more of the following:

   a) Those who need to return to the parish/settlement to provide or receive support to / from a close family member living in the parish.

   b) Those who are employed within the parish/settlement.

   c) People with a confirmed offer of employment in the parish/settlement but who are deterred by the difficulty of finding and affording suitable accommodation

   A fourth phase of eligibility would include applicants who live outside of the parish/settlement and outside of the District of Bromsgrove who need to live in the parish/settlement but cannot afford to do so and who qualify as one or more of the following:

   a) Those who need to return to the parish/settlement to provide or receive support to / from a close family member living in the parish.

   b) Those who are employed within the parish/settlement.

   c) People with a confirmed offer of employment in the parish/settlement but who are deterred by the difficulty of finding and affording suitable accommodation.

3. **Applicants who qualify under the Local Connection Eligibility Criteria (Sect 2. Above) will then undergo an affordability assessment to establish that they are not in a position to afford an open market dwelling in the area. (The process will also establish an applicant's ability to afford shared ownership and fixed equity options).**

   Completed forms will be assessed in accordance with:-

   - Current data on house prices and rents in The Parish/ settlement;
   - Financial requirements of average mortgage lenders and their lending policies;
   - The availability of appropriate properties to meet identified needs e.g. accommodation to meet disabilities or health issues and tenure required.

4. **Where applicants have both a relevant local connection (Sect 2 above) and fit the affordability criteria (Sect 3 above), their housing need will be prioritised in accordance with the housing need banding awarded and the effective date of this banding under the Choice Based Lettings Scheme policy, with the exception of:-**

   - Any housing need banding that was awarded for needs which will not be met by the offer of a dwelling in The Parish/settlement e.g. medical or welfare needs which would not be improved by living in The Parish/settlement;

   Applicants will be nominated for dwellings in priority of need as identified by the banding awarded to applicants under the Choice Based Lettings Scheme and where applicants have been awarded the same banding, the effective date of the banding will determine the priority of applications. In the unlikely event of cases having the same banding and same effective date then the case with the longest local connection with the parish/ settlement will have priority. Where applicants are purchasing an equity share but are unable to complete within a 6 - 8 week timescale they will be given a reduced priority.

5. **Applications will be further prioritised in accordance with family size to property type/size, however to promote sustainable communities, a degree of under occupation may be allowed subject to agreement with the District Council.**

   In the event that no households can be identified from the above criteria within 3 weeks, allocations will be made to the most suitable applicants, having regard to their reasons for seeking a home in The Parish/settlement.

Definitions

The Parish/settlement
The Parish or settlement within which the affordable housing is located.

Immediately Adjoining Parish
A Parish with a common boundary and immediately next to the parish/settlement within which the affordable housing is located.

Minimum term of residence
Normally 5 years.

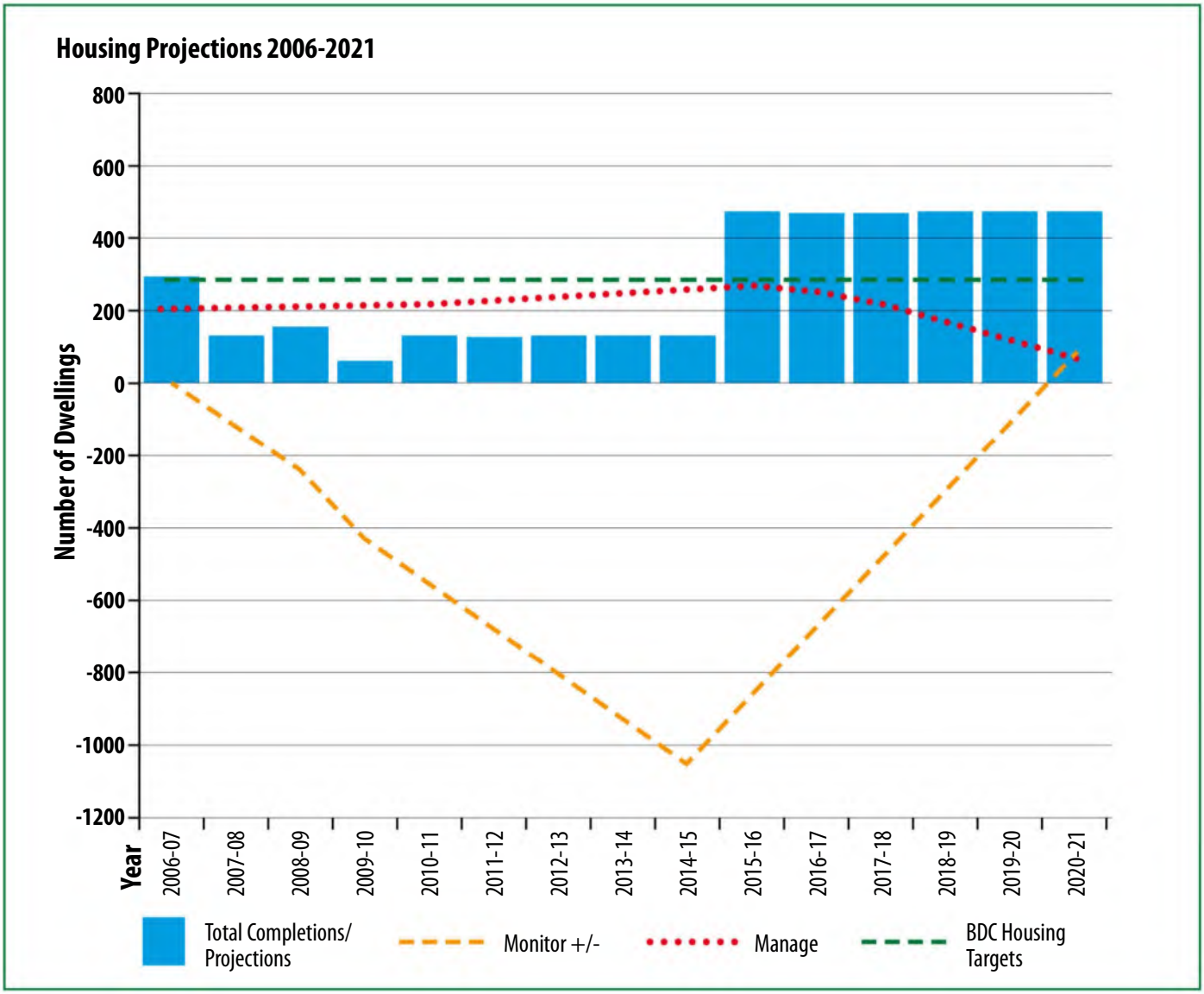
Number of years
Normally 5 out of the past 15

Close Family Member
Means parents, siblings, grandparents and children and such relationships through adoption. In exceptional circumstances, at the discretion of Bromsgrove District Council, more distant relatives may fall within the definition if they give to the applicant a level of support normally associated with those listed above.
(' In exceptional circumstances, at the discretion of Bromsgrove District Council, other parties may fall within the definition if they can provide evidence that they give the applicant a level of support normally associated with those listed above'.)

Want
A specific reason to reside in the Parish/settlement within which the affordable housing is located.

Appendix 3

Housing trajectory



Monitor – Number above or below cumulative allocation
Manage – Annual requirement taking into account past/projected completions

Appendix 4

List of 'Saved' Local Plan Policies to be replaced by the Core Strategy
The following parts of the Core Strategy will replace specified 'saved' policies when the Core Strategy is adopted.

'Saved' Local Plan Policy	Replacement Part of the Core Strategy
DS3 Main Locations for Growth	CP2 Settlement Hierarchy and Growth Distribution
DS4 Other Locations for Growth	CP2 Settlement Hierarchy and Growth Distribution
DS9 Protection of Designated Environmental Areas	CP17 Natural Environment
DS11 Planning Obligations	CP23 Planning Obligations
DS13 Sustainable Development	CP3 Development Principles CP14 Sustainable Transport CP19 Climate Change Mitigation and Adaptation
S3 Windfall Policy	CP2 Settlement Hierarchy and Growth Distribution
S4 Monitoring of Housing Sites	CP2 Settlement Hierarchy and Growth Distribution
S6 Special Needs in Housing	CP6 Housing Mix CP7 Affordable Housing CP8 Homes for the Elderly CP9 Accommodation for Gypsies, Travellers & Showpeople
S14 Range of Housing Types and Tenures	CP6 Housing Mix
S15 Affordable Housing in Urban Areas	CP7 Affordable Housing
S16 Affordable Housing in Green Belt Areas	CP7 Affordable Housing
S18 Gypsies	CP9 Accommodation for Gypsies, Travellers & Showpeople
S19 Incompatible Land Uses	CP3 Development Principles
S20 Main Shopping Location	CP15 Town Centre Regeneration
S28 New and Enhanced Community Facilities	CP10 Sustainable Communities
S32 Loss of Private Playing Fields	CP10 Sustainable Communities
S35A Development in Conservation Areas	CP16 Managing the Historic Environment
S36 Design of Development in Conservation Areas	CP16 Managing the Historic Environment
S37 Demolition in Conservation Areas	CP16 Managing the Historic Environment
S38 Protection of Buildings of Merit	CP16 Managing the Historic Environment

List of 'Saved' Local Plan Policies to be replaced by the Core Strategy *continued*

'Saved' Local Plan Policy	Replacement Part of the Core Strategy
S39 Alterations to Listed Buildings	CP16 Managing the Historic Environment
S39A Demolition of Listed Buildings	CP16 Managing the Historic Environment
C1 Designation of Landscape Protection Areas	CP17 Natural Environment
C4 Criteria for Assessing Development Proposals	CP17 Natural Environment
C9 Development Affecting SSSI's and NNR's	CP17 Natural Environment
C10 Development Affecting SWS's and LNR's	CP17 Natural Environment
C10A Development Affecting Other Wildlife Sites	CP17 Natural Environment
C12 Wildlife Corridors	CP17 Natural Environment CP21 Green Infrastructure
C16 Effect of Infrastructure Development on the Landscape	CP17 Natural Environment
C29 Conversion of Listed Buildings	CP16 Managing the Historic Environment
C31 Farm Diversification Schemes	CP13 Rural Regeneration
C32 Farm Diversification Schemes	CP13 Rural Regeneration
E4 Extension to Existing Commercial Uses	CP3 Development Principles CP11 New Employment CP12 Existing Employment
E6 Inappropriate Land Uses in Employment Areas	CP12 Existing Employment
E9 Criteria for New Employment Development	CP3 Development Principles CP11 New Employment
E10 Retail or Recreational Uses on Employment Land	CP12 Existing Employment
TR5 Railfreight	CP14 Sustainable Transport
TR5A Railfreight	CP14 Sustainable Transport
TR6 Traffic Management Systems	CP14 Sustainable Transport
TR13 Alternative Modes of Transport	CP14 Sustainable Transport
TR16 Cycle Routes	CP14 Sustainable Transport
RAT4 Retention of Open Space	CP21 Green Infrastructure CP22 Health and Wellbeing

List of 'Saved' Local Plan Policies to be replaced by the Core Strategy *continued*

'Saved' Local Plan Policy	Replacement Part of the Core Strategy
RAT5 Provision of Open Space	CP21 Green Infrastructure
RAT6 Open Space Provision in New Residential Developments	CP21 Green Infrastructure
RAT9 Allotments	CP21 Green Infrastructure
ES1 Protection of Natural Watercourse Systems	CP20 Water Management
ES2 Restrictions on Development Where Risk of Flooding	CP20 Water Management
ES3 Sewerage Systems	CP20 Water Management
ES4 Groundwater Protection	CP20 Water Management
ES6 Use of Soakaways	CP20 Water Management
ES11 Energy Efficiency in Buildings	CP19 Climate Change Mitigation and Adaptation
ES12 Provision of Recycling Facilities	CP19 Climate Change Mitigation and Adaptation
BROM5 ADR: Barnsley Hall South and Norton Farm	CP4 Strategic Site Allocations
BROM5A ADR: Land at Perryfields Road East	CP4 Strategic Site Allocations
BROM5B ADR: Land North of Perryfields Road	CP4 Strategic Site Allocations
BROM5C ADR: Land Adjacent to Former Wagon Works	CP4 Strategic Site Allocations
BROM5D ADR: Land at Perryfields Road West	CP4 Strategic Site Allocations
BROM5E ADR: Land at Church Road, Catshill	CP4 Strategic Site Allocations
BROM5F ADR: Land at Whitford Road	CP4 Strategic Site Allocations
FR4 ADR: Land of Egghill Lane	CP4 Strategic Site Allocations
HAG2 ADR: Kidderminster Road South	CP4 Strategic Site Allocations
HAG2A ADR: Land at Algoa House	CP4 Strategic Site Allocations
HAG2B ADR: Land South of Kidderminster Road	CP4 Strategic Site Allocations
WYT15 ADR: Land of Selsdon Close, Grimes Hill	CP4 Strategic Site Allocations
WYT16 ADR: Land at Bleakhouse Farm	CP4 Strategic Site Allocations

Appendix 5

Core Policy Evidence Base

Core Policy	Evidence Base
CP1 Future Development	Strategic Housing Land Availability Assessment, Bromsgrove District Council Housing Market Assessment, Housing Vision Strategic Housing Market Assessment for the South Housing Market Area of the West Midlands Region, The South Housing Market Partnership Panel Report into the Phase 2 Revision of the West Midlands Regional Spatial Strategy (RSS) Bromsgrove District Council Response to the West Midlands RSS Preferred Option document
CP2 Settlement Hierarchy	Strategic Housing Land Availability Assessment, Bromsgrove District Council Housing Market Assessment, Housing Vision Strategic Housing Market Assessment for the South Housing Market Area of the West Midlands Region, The South Housing Market Partnership
CP3 Development Principles	Local Air Quality Management Detailed Assessment, Bromsgrove District Council Worcestershire Landscape Character Assessment, Worcestershire County Council Historic Environment Assessment for Bromsgrove District Council, Worcestershire County Council The Green Infrastructure Baseline Report, Bromsgrove District Council Draft Climate Change Strategy for Bromsgrove and Redditch, Bromsgrove District Council and Redditch Borough Council
CP4 A - Bromsgrove Town Expansion Sites B - Other development Sites	Ecological Evidence for Strategic Sites Allocation, Bromsgrove District Council and Worcestershire Wildlife Trust Geological Evidence for Strategic Sites Allocation, Earth Heritage Trust Development Options in Bromsgrove District Bromsgrove District Council Sustainability Appraisal of Strategic Site Options, Bromsgrove District Council Visual Appraisal for Strategic Site Options, Bromsgrove District Council Evidence for 3 Strategic Sites, Bromsgrove District Council Countywide Air Quality Guidance
CP5 Neighbourhood Planning	Parish Plans and The Planning System: Countryside Agency
CP6 Housing Mix	Strategic Housing Land Availability Assessment, Bromsgrove District Council Housing Market Assessment, Housing Vision

Core Policy Evidence Base *continued*

Core Policy	Evidence Base
CP7 Affordable Housing	Strategic Housing Land Availability Assessment, Bromsgrove District Council Housing Market Assessment, Housing Vision Strategic Housing Market Assessment for the South Housing Market Area of the West Midlands Region, The South Housing Market Partnership
CP8 Homes for the Elderly	Housing Market Assessment, Housing Vision Strategic Housing Market Assessment for the South Housing Market Area of the West Midlands Region, The South Housing Market Partnership Bromsgrove Sustainable Community Strategy 2010-2013, Bromsgrove District Council
CP9 Accomodation for Gypsies, Travellers and Showpeople	Strategic Housing Land Availability Assessment, Bromsgrove District Council Housing Market Assessment, Housing Vision A Gypsy and Traveller Accommodation Assessment for the South Housing Market Area, The South Housing Market Partnership
CP10 Sustainable Communities	Sustainable Communities Act 2007 The Social Infrastructure Audit, Bromsgrove District Council Quality of Life Survey April 2008, Bromsgrove District Council
CP11 New Employment	West Midlands Economic Strategy Employment Land Review, Drivers Jonas Employment Land Availability Report, Bromsgrove District Council
CP12 Existing Employment	West Midlands Economic Strategy Employment Land Review, Drivers Jonas Employment Land Availability Report, Bromsgrove District Council
CP13 Rural Regeneration	Strategic Housing Land Availability Assessment, Bromsgrove District Council Housing Market Assessment, Housing Vision Quality of Life Survey April 2008, Bromsgrove District Council
CP14 Sustainable Transport	Worcestershire Local Transport Plan 2006-2011, Worcestershire County Council Local Air Quality Management Detailed Assessment, Bromsgrove District Council Quality of Life Survey April 2008, Bromsgrove District Council
CP15 Town Centre Regeneration	Employment Land Review, Drivers Jonas Bromsgrove Town Centre Retail Capacity Report 2004, CBRE Quality of Life Survey April 2008, Bromsgrove District Council Bromsgrove Town Centre Health Check

Core Policy Evidence Base *continued*

Core Policy	Evidence Base
CP16 Managing the Historic Environment	Historic Environment Assessment for Bromsgrove District Council, Worcestershire County Council Draft West Midlands Strategy - Putting the Historic Environment to Work 2009 Worcestershire Historic Farmstead Characterisation Project Worcestershire Landscape Character Assessment, Worcestershire County Council Conservation Principles 2008, English Heritage Building in Context 2001, CABE/English Heritage Heritage at Risk, English Heritage annual report Heritage Gateway and Magic websites BDC Conservation Area Character Appraisals and Management Plans, Bromsgrove District Council BDC Village Design Statements, Bromsgrove District Council
CP17 Natural Environment	National, Regional and Local Biodiversity Action Plans Worcestershire Geodiversity Action Plan, Earth Heritage Trust Worcestershire Geodiversity Audit Report, Earth Heritage Trust Planning Policy Statement 26: Tackling Climate Change Through Planning, Town and Country Planning Association Worcestershire Landscape Character Assessment, Worcestershire County Council Ecological Evidence for Strategic Sites Allocation, Bromsgrove District Council and Worcestershire Wildlife Trust Geological Evidence for Strategic Sites Allocation, Earth Heritage Trust Water Vole Strategy, Bromsgrove District Council The Green Infrastructure Baseline Report, Bromsgrove District Council
CP18 High Quality Design	By Design: Urban Design in the Planning System, CABE The Use of Urban Design Code, CABE Manual for Streets, DfT Building for Life, CABE West Midlands Sustainability Checklist Minimum Space Standards (HCA)

Core Policy Evidence Base *continued*

Core Policy	Evidence Base
CP19 Climate Change Mitigation and Adaptation	Building a Greener Future: Policy Statement, DCLG Draft Climate Change Strategy for Bromsgrove and Redditch, Bromsgrove District Council and Redditch Borough Council Renewable Energy Study in Worcestershire (IT Power), Worcestershire County Council Thermal mapping in Worcestershire, Worcestershire County Council Improving Infrastructure: Heat Mapping and Decentralised Energy Feasibility Study for Advantage West Midlands Heat Mapping and Decentralised Energy Study, West Midlands Regional Observatory Planning for Climate Change in Worcestershire, Worcestershire County Council Planning for Renewable Energy in Worcestershire, Worcestershire County Council
CP20 Water Management	Level 1 Strategic Flood Risk Assessment for Bromsgrove and Redditch, Royal Haskoning Water Cycle Study for Bromsgrove and Redditch, Royal Haskoning Level 2 Strategic Flood Risk Assessment for Bromsgrove and Redditch (on-going), MWH Water Cycle Study Update for Bromsgrove and Redditch (on-going), MWH Planning for Water, Worcestershire County Council
CP21 Green Infrastructure	The Open Space, Sport and Recreation Assessment (PPG17), PMP Worcestershire Sub Regional Green Infrastructure (GI) Study (on going) Bromsgrove Green Infrastructure Baseline Report, Bromsgrove District Council Worcestershire Landscape Character Assessment, Worcestershire County Council Historic Environment Assessment for Bromsgrove District Council, Worcestershire County Council Level 1 Strategic Flood Risk Assessment for Bromsgrove and Redditch, Royal Haskoning Water Cycle Study for Bromsgrove and Redditch, Royal Haskoning Level 2 Strategic Flood Risk Assessment for Bromsgrove and Redditch (on-going), MWH Water Cycle Study Update for Bromsgrove and Redditch (on-going), MWH West Midlands Forestry Framework, The Forestry Commission Trees and Woodland in Worcestershire - Biodiversity and Landscape Guidelines for their Planting and Management, Worcestershire County Council

Core Policy Evidence Base *continued*

Core Policy	Evidence Base
CP22 Green Belt	PPG2 Green Belts Green Belts a Greener Future report by Natural England and CPRE Jan 2010 Green Belt Standard Note SN/SC/934 House of Commons library 29.11.10 Bromsgrove Green Infrastructure Baseline Report, Bromsgrove District Council
CP23 Health and Well Being	Healthy Weight, Healthy Lives: A Cross-Government Strategy for England, HM Government 2008 Healthy Weight, Healthy Lives: One year on, HM Government 2009 The School Fringe: What pupils buy and eat from shops surrounding secondary schools, London Metropolitan University 2009 Childhood Obesity Strategy, Worcestershire PCT 2008
CP24 Planning Obligations	Community Infrastructure Levy Regulations 2010 Circular 5/05 Planning Obligations

Appendix 6

RSS Legal proceedings

27th May 2010 - Secretary of State Eric Pickles MP writes to all Local Authorities announcing the intention to revoke RSS's with immediate effect and states *"I expect Local Planning Authorities and the Planning Inspectorate to have regard to this letter as a material planning consideration in any decisions they are currently taking."*

6th July - Guidance issued by Steve Quartermain, CLG Chief Planner on how to progress Core Strategies in light of the revocation. Advises that work should continue on DPDs and that LPAs will be responsible for establishing the right level of local housing provision in their area.

6th June - a Parliamentary Statement was released stating that Regional Spatial Strategies were being revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and would thus no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004.

9th August - CALA Homes issues claim for judicial review of the revocation (6th July announcement rather than 27th May letter) on 2 grounds:

1. The Secretary of State acted outside his statutory powers in circumventing the need for parliamentary scrutiny of a fundamental change to the planning regime.
2. The environmental impact of removing RSS's should be considered in line with European law.

10th November - Judgement on CALA Homes judicial review case rules that Secretary of State acted unlawfully in unilaterally revoking the system of regional strategies in England; this ruling re-instates RSS's as part of the development plan.

10th November - Government response to CALA Homes ruling is: *"This judgement changes very little. Later this month we will be introducing the Localism Bill to Parliament, which will sweep away controversial regional strategies."* Guidance issued by CLG Chief Planner stated *"Local Planning Authorities and the Planning Inspectorate should still have regard to the letter of the 27 May 2010 in any decisions they are currently taking."*

19th November Cala Homes then **issued a second claim**, seeking a declaration from the Court that the government's stated intention to revoke Regional Strategies is not a material consideration for the purposes of making planning decisions.

29th November - the court placed a temporary block on the government's claim that its plans to abolish Regional Strategies must be regarded as a material consideration in planning decisions.

3rd December - The temporary stay was challenged by the Secretary of State at an urgent High Court hearing and a compromise was reached.

Under the deal, DCLG has had to formally publicise the existence of the second judicial review challenge. The resultant update, which is now available on the DCLG and Planning Inspectorate websites[46] notes that a claim has been made and that if it is successful then it would be unlawful to have regard to the intention to bring forward the revocation of the regional strategies in the Localism Bill.

The note reads: "Pending determination of the challenge, decision makers in local planning authorities and at the Planning Inspectorate will in their determination of planning applications and appeals need to consider whether the existence of the challenge and the basis of it, affects the significance and weight which they judge may be given to the secretary of state's statements and to the letter of the chief planner."

13th December - Decentralisation and Localism Bill is published and begins its passage through Parliament. **The date when the Bill will achieve Royal Assent and become legislation is at present unknown.** It contains the following clause:

"89 Abolition of regional strategies
(1) The following provisions are repealed-
(a) sections 82(1) and 83 of the Local Democracy, Economic Development
and Construction Act 2009 (effect of regional strategies), and
(b) the remaining provisions of Part 5 of that Act (regional strategy).
(2) Subsection (1)(b) does not apply to-
(a) section 85(1) (consequential provision) of that Act,
(b) Schedule 5 to that Act (regional strategy: amendments)
(but see Part 14 of Schedule 24 to this Act), or
(c) Part 4 of Schedule 7 to that Act (regional strategy: repeals).
(3) The regional strategies under Part 5 of that Act are revoked.
(4) A direction given by the Secretary of State under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 (directions preserving development plan policies) is revoked if and so far as it relates to a policy contained in a structure plan.
(5) Schedule 8 (which contains amendments that are consequential on this section) has effect."

46. http://www.planning-inspectorate.gov.uk/pins/news_notices/whats_new/cala_homes.html

Notes

CS

Bromsgrove District Council
Draft Core Strategy 2

This document can be provided in
large print, braille, CD, audio tape and computer disc

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