



# Authority **Monitoring Report**

December 2020

# Authority Monitoring Report Index



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### **Please Note**

*Whilst as much care as possible has been taken to ensure the accuracy of the information contained in this document, it is not a definitive list of planning applications determined by the Council.*

# Authority Monitoring Report

## Part 1

AMR

## Introduction

### Monitoring Framework

**1.1** The Council has a duty to monitor the effectiveness of planning policies under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations

2012, through the production of an Authority Monitoring Report (AMR). The Regulations set out what information should be contained in the AMR, and are summarised in Table 1 below.

**Table 1: Monitoring Requirements**

<b>Regulation 34 (1)</b>	<p><b>Progress of the Local Development Scheme (LDS) Including:</b></p> <ul style="list-style-type: none"><li>○ the title of development plan documents (DPD) or supplementary planning documents (SPD) specified in the Council's LDS</li><li>○ the preparation timetable specified for each of the above documents</li><li>○ the stage that each document has reached in its preparation</li><li>○ if any document is behind schedule, identify the reasons why</li><li>○ where any document identified above has been adopted or approved within this monitoring period, specify the date of adoption/ approval</li></ul>
<b>Regulation 34 (2)</b>	<p><b>Non implementation of a Local Plan policy</b></p> <ul style="list-style-type: none"><li>○ identify the policy</li><li>○ set out the reasons why the policy is not being implemented</li><li>○ set out the steps (if any) that the Council intends to take to secure that the policy is implemented</li></ul>
<b>Regulation 34 (3)</b>	<p><b>Housing delivery Including:</b></p> <ul style="list-style-type: none"><li>○ Housing requirement for the plan period</li><li>○ number of net additional dwellings</li><li>○ number of net additional affordable dwellings</li></ul> <p><b>Information to be recorded by:</b></p> <ul style="list-style-type: none"><li>○ the relevant monitoring period</li><li>○ since the policy was first published, adopted or approved</li></ul>
<b>Regulation 34 (4)</b>	<p><b>Neighbourhood planning</b></p> <p>Details relating to where the Council has made a neighbourhood development order or a neighbourhood development plan</p>
<b>Regulation 34 (5)</b>	<p><b>Community Infrastructure Levy (CIL)</b></p> <ul style="list-style-type: none"><li>○ include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010</li><li>○ details of CIL receipts</li><li>○ CIL expenditure in the relevant monitoring period</li><li>○ summary of CIL expenditure</li></ul>

# Authority Monitoring Report

## Part 1



**Table 1: Monitoring Requirements** *continued*

<b>Regulation 34 (6)</b>	<b>Duty to Cooperate</b> Details of what action has been taken during the monitoring period with another local planning authority, county council, or a body or person prescribed under section 33A of the Localism Act 2011 (c.20, Part 6, Chapter 1, Section 110)
<b>Regulation 34 (7)</b>	<b>Availability of AMR</b> <b>Make up to date information publicly available as soon as possible in accordance with Regulation 35:</b> <ul style="list-style-type: none"><li>○ for inspection at the principal office and other appropriate locations</li><li>○ published on the Council's website</li></ul>

**1.2** The Bromsgrove District Plan (BDP) was adopted in January 2017. Monitoring and review is an essential part of the plan-making process and is crucial to the successful delivery of the Council's planning policy documents. The process of monitoring and review enables a comprehensive and robust evidence base to be built, against which Local Development Documents (LDD) and their implementation can be assessed. It also enables trends to be identified which the Council may need to respond to through production or review of DPDs, SPDs or individual policies.

**1.3** This AMR monitors the period between 1 April 2019 and 31 March 2020.

### Further Information

**1.4** In accordance with Regulations 34 (7) and 35, this AMR can be viewed on and downloaded from the Council's website: [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

Due to current Covid-19 restrictions, this document is not currently available to view as a hard copy at the Bromsgrove Customer Service Centre (Parkside).

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# Authority Monitoring Report

## Part 2



## 2. Local Development Scheme (LDS) Implementation

which the Council seeks to produce that collectively make up the Development Plan for the District. This section reviews the Council's performance and progress in terms of document preparation against the timetable and milestones outlined in the LDS. Where there has been some deviation from the timetable, it is explained why this has occurred and indicates how the Council intends to respond.

**2.1** The LDS is a project management plan, which sets out the timetable for the production of all planning policy documents

**2.2** Table 2 details the current LDS which came into effect on 24 January 2018.

**Table 2: Local Development Scheme 2018-2021 (Taken from January 2018 LDS)**

	2018												2019											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
BDPR																								
	2020												2021											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
BDPR																								

**Key BDPR Bromsgrove District Plan Review**

-  Publication and Consultation on Issues and Options Document
-  Call for Sites Submissions
-  Publication and Consultation on Preferred Options Document
-  Publication and Consultation on Pre-Submission Document
-  Submission to Planning Inspectorate
-  Commencement of the Examination Period
-  Receipt of Inspector's Report
-  Adoption

# Authority Monitoring Report





## Part 2








2.3 Table 4 indicates the targets the Council intends to achieve with its planning policy and document preparation by the 1 April 2020. It records what was actually achieved and

highlights, where necessary, revisions that will be needed to the LDS. Table 3 gives the performance indicators the LDS targets are assessed against.

**Table 3: Performance indicator**

	<b>Excellent -</b> Indicates that the milestone has been reached, or that slippage has not been by more than three months		<b>Poor -</b> Indicates that the milestone was not met, and slippage has been by more than six months
	<b>Fair -</b> Indicates that the milestone was not met, and slippage has been by more than three but not more than six months		<b>Not applicable to this monitoring year</b>

**Table 4: Planning Policy and Documents**

LDS Target: By 1 April 2020	What was achieved By 31 March 2020	Delay	Rating
<b>Publication and Consultation of Issues and Options</b> May/June 2018	Publication and Consultation ran from 24th September to 19th November 2018	Consultation was delayed in order to avoid the summer period	
<b>Call for Sites Submissions</b> September/October 2018	Due to the delay in the Issues and Options consultation, the Call for Sites was not achieved in the expected timeframe	Call for sites undertaken 30 September to 11 November 2019	
<b>Publication and consultation on Preferred Options Document</b> May/June 2019	N/A	The timetable for this is expected to be later than expected	
<b>Publication and Consultation on Pre-Submission Document</b> February/March 2020	N/A	The timetable for this is expected to be later than expected	
<b>Submission to Planning Inspectorate</b> May 2020	N/A	The timetable for this is expected to be later than expected	

# Authority Monitoring Report

## Part 2



**Table 4: Planning Policy and Documents** *continued*

LDS Target: By 1 April 2019	What was achieved By 31 March 2019	Delay	Rating
<b>Commencement of the Examination Period</b> July 2020	N/A	The timetable for this is expected to be later than expected	
<b>Receipt of Inspector's Report</b> November 2020	N/A	The timetable for this is expected to be later than expected	
<b>Adoption</b> January 2021	N/A	The timetable for this is expected to be later than expected	

**2.4** The Call for Sites exercise was undertaken alongside a 'Further Issues' consultation period (September to November 2019). The publication of the 'Planning for the Future White Paper' and the likely reforms contained within, means that the Council will publish a new timetable for plan production as soon as it is possible to do so when more certainty exists on what the future plan making system will be.

# Authority Monitoring Report

## Part 3



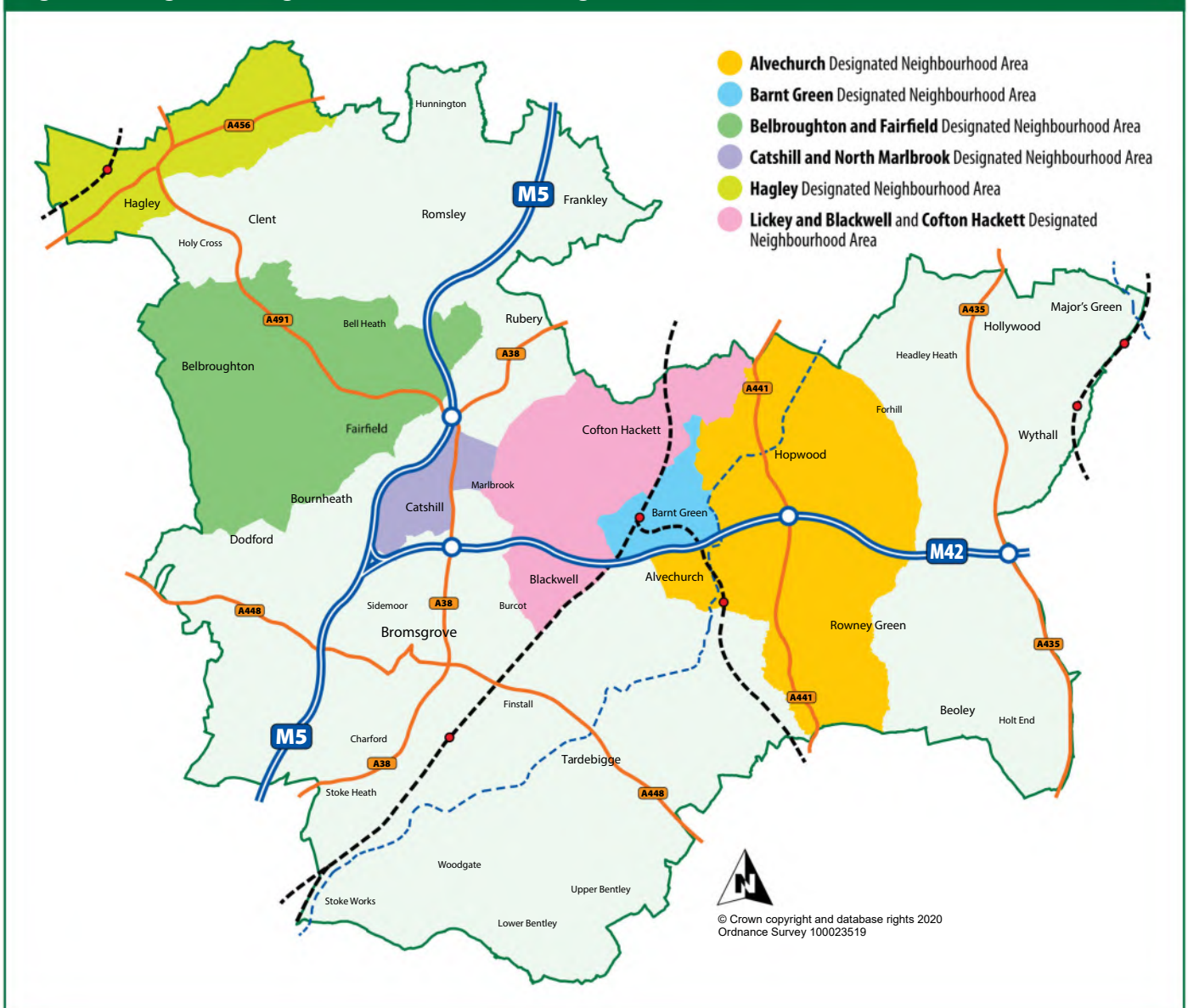
### 3. Neighbourhood Plans

**3.1** Neighbourhood Plans are community produced documents, which when 'made' (adopted) form part of the development plan for the District. The Council is committed to helping communities to produce Neighbourhood Plans and will engage constructively with local people throughout the

process. Where resources allow, we will attend meetings and consultation events, give advice and review draft material.

**3.2** Figure 1 identifies the Designated Neighbourhood Areas in Bromsgrove District. To date two Neighbourhood Plans had been made, one of which during this monitoring year. Table 5 gives details of the progress of the Neighbourhood Plans.

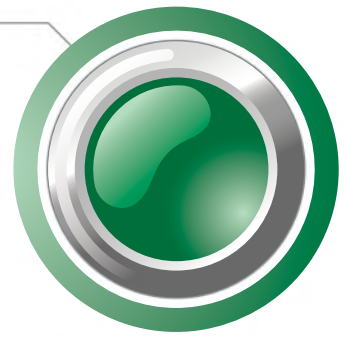
**Figure 1: Designated Neighbourhood Areas in Bromsgrove District**





# Authority Monitoring Report

## Part 3



**Table 5: Neighbourhood Plan progress**

Neighbourhood Plan	Neighbourhood Area Designated	Pre-Submission Consultation	Local Authority Publicity Period	Submitted for Examination	Examiners Report Received	Referendum	Made
Alvechurch	23/01/13	05/10/17 to 17/11/17	28/06/18 to 10/08/18	24/08/18	07/11/18	10/01/19	27/02/19
Barnt Green	23/01/13	-	-	-	-	-	-
Belbroughton & Fairfield	18/01/18	-	-	-	-	-	-
Catshill & North Marlbrook	20/10/16	-	-	-	-	-	-
Hagley	07/06/16	-	-	-	-	-	-
Lickey, Blackwell & Cofton Hackett	13/10/14	04/06/18 to 16/07/18	14/02/19 to 29/03/19	11/04/19	12/09/19	12/12/19	22/01/20

**3.3** The Lickey, Blackwell & Cofton Hackett Neighbourhood Plan has been 'made' this monitoring year, with the Catshill & North Marlbrook Neighbourhood Plan having been through Pre-submission Consultation in the monitoring year 2020/21. The 2020/21 AMR will report on this neighbourhood plan's progress in greater detail. A further three Neighbourhood Plan areas are currently designated in Bromsgrove District, which are currently being worked on.

# Authority Monitoring Report

## Part 4 and 5



### 4. CIL/S106 Contributions

**4.1** The Community Infrastructure Levy (CIL) represents a system of collecting monies from developer contributions to fund infrastructure, which benefit the development of an area. CIL came into force on 6th April 2010 through the CIL Regulations 2010 (as amended). The powers enabling Councils to introduce the planning charge having been introduced through the Planning Act 2008 (as amended). It introduced a standard charge per square metre applied to all qualifying developments. The charge is applied at the time planning permission is granted and normally be paid upon commencement of development.

**4.2** CIL provides a more transparent, fairer approach to securing funds from developer contributions for a broader range of developments than from the existing planning obligations system (Section 106 legal agreements). It helps to secure a funding stream for infrastructure but should be regarded as complimentary to other sources of funding. The amount of CIL charged must be informed by and not adversely affect the viability of development in an area.

**4.3** The decision on how to raise developer contributions in Bromsgrove in the future is still to be decided. Currently, the mechanisms for securing contributions are through planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements). Production of a CIL for Bromsgrove will be investigated again following the approval of a new LDS.

**4.4** The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (CIL Regulations) removed the previous pooling restrictions which restricted the number of developer contributions from planning obligations to just 5 per infrastructure project or type.

**4.5** Table 6 identifies the planning obligations collected this monitoring year.

**Table 6: Planning obligations collected this monitoring year**

Purpose	Amount collected in monitoring period
Healthcare Contribution (Hollyoaks Medical Practice)	£5,037.00

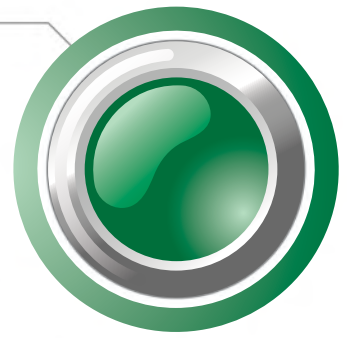
### 5. Duty to Cooperate

**5.1** The Localism Act introduced the 'Duty to Co-operate'. This Duty requires local authorities to work with neighbouring authorities and other prescribed bodies to maximise the effectiveness of the preparation of their development plan documents and supporting activities so far as it relates to a strategic matter.

**5.2** The Council continues to engage with neighbouring authorities as part of ongoing cooperation to inform plan-making and review. Activities will be documented when applicable in Statements of Common Ground with relevant Local Planning Authorities.

# Authority Monitoring Report

## Part 6



## 6. Brownfield Land Register

**6.1** The Town and Country Planning (Brownfield Land Register) Regulations 2017 introduced a requirement for all Local Planning Authorities (LPAs) to prepare and maintain a Brownfield Land Register (BLR) by 31 December 2017. The BLR is a comprehensive list of all brownfield sites in a local authority area that are suitable for housing. The register will help house builders identify suitable sites quickly, speeding up the construction of new homes.

**6.2** The BLR is compiled in two parts;

- Part 1 includes sites categorised as previously developed land which are suitable, available and achievable for residential development;

- Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development. There are currently no sites that have been put forward for Part 2. Through the development management process, two applications have been granted PiP.

**6.3** Table 7 lists all the sites included on the BLR this monitoring year. For further information including maps of these sites, please visit the Bromsgrove District Council's website <https://www.bromsgrove.gov.uk/council/policy-and-strategy/planning-policies/brownfield-land-register.aspx>

**Table 7: Brownfield Land Register for Bromsgrove District**

Site Reference	Site Name Address	Hectares	Planning Status	Planning Reference
BBLR1	Finstall Training Centre, Stoke Road, Bromsgrove	0.48	Not Permitted	
BBLR2	The Council House, Burcot Lane, Bromsgrove	1.213	Not Permitted	
BBLR3	The Birches, New Road, Bromsgrove, B60 2LB	0.32	Not Permitted	
BBLR5	7&9 Worcester Road, Bromsgrove	0.239	Not Permitted	
BBLR8	The Greyhound, 30 Rock Hill, Bromsgrove, B61 7LR	0.28	Permission Expired	13/0674
BBLR9	50,52 & 54 Rear of Red Lion Street, Alvechurch	0.25	Not permitted	
BBLR10	3-5 High Street, Bromsgrove, B61 8AJ	0.44	Permitted	17/01351
PiP1	Former School site, 24 St Catherine's Road, Blackwell	0.18	Permission in Principle	18/01138
PiP2	49 Kidderminster Road, Bromsgrove	0.11	Permission in Principle	18/01484

# Authority Monitoring Report

## Part 7



## 7. Custom and Self-build Register

**7.1** The Government wants to enable more people to build and design their own homes and the Self-build and Custom Housebuilding Act 2015 (as amended) sets out how Councils should manage the demand for self-build and custom house building through the introduction of a Self-build Register. The Self-build Register provides an indication of the demand for self and custom build homes in Bromsgrove and allows the Council to develop its housing and planning policies to support the most appropriate self and custom build projects.

**7.2** As of 1 April 2016, Local Authorities are required to keep a register of individuals and associations who are interested in self-build in their area.

**7.3** The Council decided to introduce a local connections test, as permitted through the Self-build and Custom Housebuilding Regulations 2016. We therefore require any applicants to provide suitable evidence of their connection to Bromsgrove District. A local connection to Bromsgrove District is defined as any of the following:

- you are a resident in the District;
- you or a member of your immediate family (someone you share a home with) are employed in the District;
- because of a family association; or
- because of special circumstances.

This allows the Register to be split into two parts:

**Part 1** - Those that provide all the required information and meet the local connection test

**Part 2** - Those that provide all the required information but do not meet the local connection test.

**Table 8: Number of additions to the Self-build Register within the relevant Monitoring Periods**

Monitoring period	Number of additions to the Self-Build Register
17/05/16 - 30/10/16	8
31/10/16 - 30/10/17	15
31/10/17 - 30/10/18	6
31/10/18 - 30/10/19	8
31/10/19 - 30/10/20	6

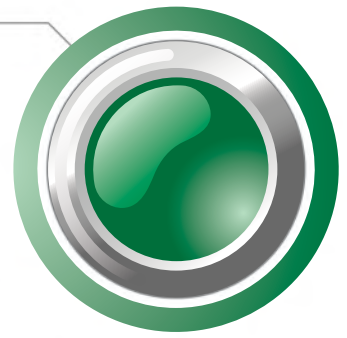
**Table 9: Number of entries on each part of the Self-build Register**

Part of Register	Number of entries
Part 1	24
Part 2	19

**7.4** Thirteen applicants stated a preferred specific location within the District for where they would want a self-build plot. The remainder of applicants, where a location was specified, requested plots anywhere within the District.

# Authority Monitoring Report

## Part 8



## 8. Housing Delivery

### Housing Land Supply

**8.1** The housing requirement for Bromsgrove District is for the construction and completion of 7,000 dwellings between 1 April 2011 and 31 March 2030. For the Plan period (2011-2030) an average of 368 net completions per annum is required to meet the District's housing requirement. Table 10 shows the housing delivery performance to date.

**Table 10: Housing delivery performance against BPD 2011-2030 requirement**

	Year									Total
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	
Proportionate Requirement	368	368	368	368	368	368	368	368	368	2944
Net Completions	256	130	176	228	483	353	513	202	294	2635
<b>Shortfall to date</b>										<b>677</b>

**8.2** BDC monitors the number of completed dwellings annually, as well as the number commitments within the District, which feed into the five year housing land supply figure. This monitoring year (2019/20) there were a total of 294 completed dwellings (net), with a further 122 under construction and 352 dwellings not started which benefit from valid planning permission.

**8.3** The five year housing land supply figure for Bromsgrove District for 2019/20 is **3.18 years**. For further information on how the five year housing land supply is calculated, please see the Housing Land Supply document<sup>1</sup>.

**8.4** There was a total of 9 applications whose planning permission lapsed this monitoring year, relating to 19 dwellings.

1. <https://www.bromsgrove.gov.uk/council/policy-and-strategy/planning-policies/local-development-plan/monitoring-documents.aspx>

# Authority Monitoring Report

## Part 8



### Brownfield/Greenfield

**8.5** Historically, Bromsgrove has achieved high figures of housing built on brownfield land, with the previous monitoring year resulting in a dramatic decline of brownfield completions. This reduction is mainly due to large strategic development sites, allocated on greenfield land, delivering high completion figures during the past few monitoring years. The District Plan identifies further strategic development sites, some of which are yet to obtain planning permission, which

are greenfield land and will further exacerbate the imbalance of brownfield land completions in the District.

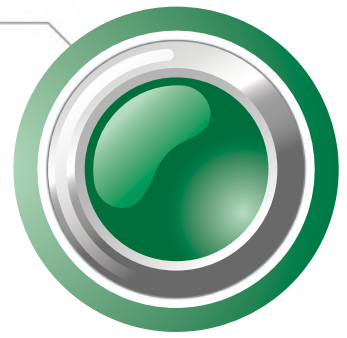
**8.6** Brownfield sites are a finite resource, and although they can come forward over time, the existing supply is almost exhausted. Brownfield sites will be prioritised before greenfield sites in the Local Plan Review to ensure best use of land. Table 11 identifies the distribution of housing on brownfield and greenfield land from 2011/12 to 2019/20.

**Table 11: Housing developments on brownfield and greenfield land**

Year	Brownfield	Greenfield	Total (gross)	% Brownfield
2011/12	98	163	<b>261</b>	37.55%
2012/13	70	77	<b>147</b>	47.62%
2013/14	75	114	<b>189</b>	39.68%
2014/15	74	162	<b>236</b>	31.36%
2015/16	158	348	<b>506</b>	31.23%
2016/17	108	261	<b>369</b>	29.27%
2017/18	80	445	<b>525</b>	15.24%
2018/19	57	158	<b>215</b>	26.51%
2019/20	181	129	<b>310</b>	58.39%
<b>Total</b>	<b>901</b>	<b>1857</b>	<b>2758</b>	<b>32.67%</b>

# Authority Monitoring Report

## Part 8



### Affordable Housing

8.7 Table 12 shows the tenure of affordable housing completions this monitoring year.

**Table 12: Affordable housing completions 2011/12 to 2019/20**

Year	Affordable Rent	Intermediate Housing <sup>2</sup>	Social Rented	Total Affordable
2011/12	-	55	102	<b>157</b>
2012/13	-	18	32	<b>50</b>
2013/14	-	11	41	<b>52</b>
2014/15	4	5	3	<b>12</b>
2015/16	136	0	30	<b>166</b>
2016/17	0	11	29	<b>40</b>
2017/18	12	25	25	<b>62</b>
2018/19	12	7	17	<b>36</b>
2019/20	3	25	56	<b>84</b>
<b>Total</b>	<b>167</b>	<b>157</b>	<b>335</b>	<b>659</b>

(N.B For monitoring years 2011/12 and 2012/13 the affordable housing completions did not include those affordable dwellings on sites still under construction)

2. Including Shared Ownership

# Authority Monitoring Report

## Part 9



## 9. Employment Delivery

**9.1** For the purposes of the AMR, employment land relates to business, industrial, storage and distribution uses only, as defined by classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

**Table 13: Total amount of additional employment land 2011-2030  
Annual employment land completions 1 April 2011 to 31 March 2020**

Year	Allocations (ha)	Windfalls (ha)	Total Completions (ha)
2011/12	3.14	0.00	3.14
2012/13	0.20	0.32	0.52
2013/14	0.37	0.00	0.37
2014/15	0.00	0.13	0.13
2015/16	0.74	0.00	0.74
2016/17	0.11	0.00	0.11
2017/18	1.32	0.41	1.73
2018/19	0.30	0.13	0.43
2019/20	0	0	0
<b>Total</b>	<b>6.17</b>	<b>0.99</b>	<b>7.17</b>

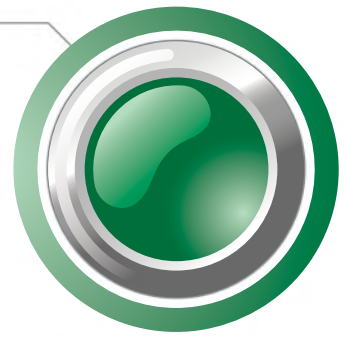
Please note - numbers have been rounded and so may not add up precisely

**9.2** Table 13 shows that of the 28ha required as an indicative long-term requirement of readily available employment land up until 2030, development has already been completed on 7.17ha of land since 2011. This is 25.6% of the District's total employment land requirement.



# Authority Monitoring Report

## Part 9



**Table 14: Total amount (allocations and windfalls) of additional employment 2019/20**

Use Class orders	Amount (ha)
B1	0
B2	0
B8	0
B1, B2, B8 (Permission granted for all three uses)	0
<b>Total</b>	<b>0</b>

See Appendix 1 for the definition of Use Classes

**9.3** Table 15 provides an update on the provision of employment land for each component of employment land supply up to 1st April 2020.

**Table 15: Employment Land Supply 1 April 2011 to 31 March 2020  
(Excluding land allocated at Ravensbank Business Park and Longbridge)**

	Square (m <sup>2</sup> )	Hectares (ha)
a. Completions up to April 2020 (including windfalls)	<b>71,618</b>	<b>7.16</b>
b. Sites with valid planning consent (including windfalls)	<b>34,780</b>	<b>3.48</b>
c. Outstanding local plan sites with capacity still re-maining	<b>257,488</b>	<b>25.75</b>
d. Total commitments/ allo-cations at 1st April 2020 (b + c)	<b>292,268</b>	<b>29.23</b>
Employment Target 2011-2030	<b>280,000</b>	<b>28.00</b>
<b>Total Employment Supply (a + d):</b>	<b>363,886</b>	<b>36.39</b>

# Authority Monitoring Report

## Appendix 1



### Use Class definitions

Use Class definitions as defined by the Town and Country Planning (Use Class) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Use Class definitions	
A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
A4	Drinking Establishments
A5	How food Takeaways
B1	Businesses
B2	General Industry
B8	Storage and Distribution
C1	Hotels
C2	Residential Institutions
C2a	Secure Residential Institutions
C3	Dwelling House
C4	Housing in Multiple Occupation
D1	Non-residential Institutions
D2	Assembly and Leisure
Sui Generis	Uses which do not fall within the specified use classes above



**Authority  
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