

Bromsgrove District Authority Monitoring Report December 2025



Bromsgrove
District Council
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1. 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

Regulation 34 (1)	Progress of the Local Development Scheme (LDS) including: <ul style="list-style-type: none">• The title of development plan documents (DPD) or supplementary planning documents (SPD) specified in the Council's LDS• The preparation timetable specified for each of the above documents• The stage that each document has reached in its preparation• If any document is behind schedule, identify the reasons why• Where any document identified above has been adopted or approved within this monitoring period, specify the date of adoption/ approval
Regulation 34 (2)	Non implementation of a Local Plan policy <ul style="list-style-type: none">• Identify the policy• Set out the reasons why the policy is not being implemented• Set out the steps (if any) that the Council intends to take to secure that the policy is implemented
Regulation 34 (3)	Housing delivery including: <ul style="list-style-type: none">• Housing requirement for the plan period• Number of net additional dwellings• Number of net additional affordable dwellings Information to be recorded by: <ul style="list-style-type: none">• The relevant monitoring period• Since the policy was first published, adopted or approved
Regulation 34 (4)	Neighbourhood planning Details relating to where the Council has made a neighbourhood development order or a neighbourhood development plan
Regulation 34 (5)	Community Infrastructure Levy (CIL) <ul style="list-style-type: none">• Include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010• Details of CIL receipts• CIL expenditure in the relevant monitoring period• Summary of CIL expenditure
Regulation 34 (6)	Duty to Cooperate 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)
Regulation 34 (7)	Availability of AMR Make up to date information publicly available as soon as possible in accordance with Regulation 35: <ul style="list-style-type: none">• For inspection at the principal office and other appropriate locations• Published on the Council's website

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 2024 and 31 March 2025.

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 This document is not currently available to view as a hard copy at the Bromsgrove Customer Service Centre (Parkside).

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2. Local Development Scheme (LDS) Implementation

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

2.2. Table 2 details the current LDS which came into effect in June 2021.

Table 2: Local Development Scheme 2021-2024

2021	July	Preferred Option Development / Evidence Publication
	August	
	September	
	October	
	November	
	December	
2022	January	Preferred Option Publication
	February	
	March	
	April	
	May	
	June	
	July	
	August	
	September	
	October	
2023	November	Submission Plan Development
	December	
	January	
	February	
	March	
	April	
	May	
	June	
	July	
	August	
2024	September	Submission Plan Publication
	October	
	November	Submission
	December	
	January	
	February	
	March	Examination in Public
	April	
	May	Adoption

2.3. Table 4 indicates the targets the Council intends to achieve with its planning policy and document preparation by 31 March 2025. 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

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

Table 4: Planning Policy and Documents

LDS Target: By 31 March 2025	What was achieved By 31 March 2025	Delay	Rating
Preferred Option Development / Evidence Publication July 2021-May 2022	Preparation work is ongoing.	Delay to Plan preparation has been compounded by the delay in publication of NPPF changes	●
Publication and consultation on Preferred Options Document June-July 2022	Preparation work is ongoing.	Delay to Plan publication and consultation has been compounded by the delay in publication of NPPF changes	●
Preparation of Submission Plan August 2022-May 2023	N/A		●
Publication and Consultation on Pre-Submission Document June-July 2023	N/A		●
Submission to Planning Inspectorate September 2023	N/A		●
Commencement of the Examination Period November 2023	N/A		●
Receipt of Inspector's Report March 2024	N/A		●
Adoption May 2024	N/A		●

2.4. The government has introduced requirements for all Authorities to submit a new LDS by 6 March 2025. The requirements are relevant for Bromsgrove from the 19 Feb 2025 and a new timetable has been included below in Table 4. This timetable will be relevant from, May 2025 and does not need to be reported against any of the performance indicators for the 2024 AMR.

Table 5: Bromsgrove District Plan Programme 2025-2028

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. Table 6 gives details of the progress of the Neighbourhood Plans.

Figure 1: Designated Neighbourhood Areas in Bromsgrove District

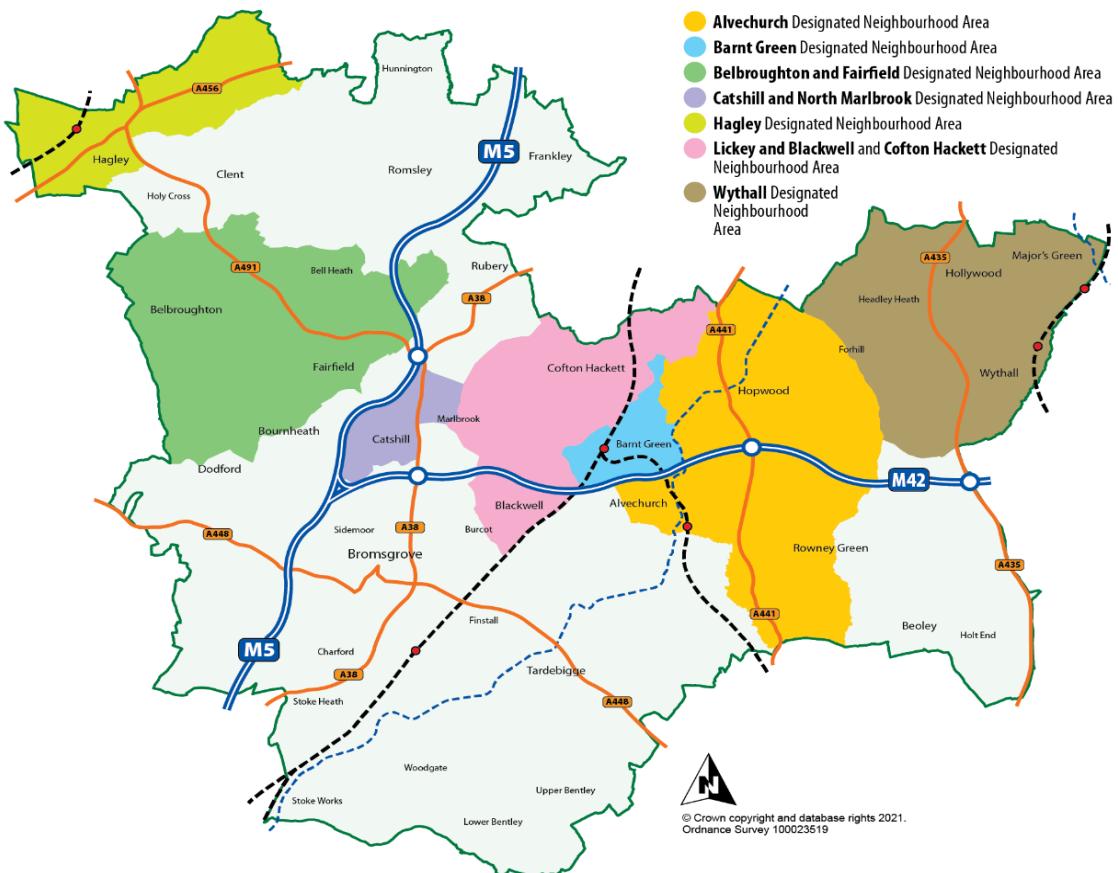


Table 6: Neighbourhood Plan progress

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	21/09/20 to 02/11/20	25/02/21 to 08/04/21	22/04/21	03/06/21	07/10/21	03/11/21
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
Wythall	15/09/20	10/10/24 to 20/12/24	-	-	-	-	-

3.3. No published progress has been made on Neighbourhood Plans this monitoring year.

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. A CIL charging agreement is not in place in Bromsgrove District, currently, the mechanisms for securing developer contributions are through planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements).
- 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 7 identifies the planning obligations collected this monitoring year. Please note that this money is from a number of development sites across the District.

Table 7: Planning obligations collected this monitoring year

Purpose	Amount collected in monitoring period
Open Space Pay and Sports Facilities	£91,559.00
Waste and Recycling	£6,693.50
Monitoring Fee	£4,018.14
Total	£102,270.64

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.

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 [**Brownfield Land Register**](#)

Table 7: Brownfield Land Register for Bromsgrove District

Site Reference	Site Name Address	Hectares	Planning Status	Planning reference
BBLR2	The Birches, New Road, Bromsgrove	0.32	Not Permissioned	-
BBLR4	7&9 Worcester Road, Bromsgrove	0.239	Not Permissioned	-
BBLR6	The Greyhound, 30 Rock Hill, Bromsgrove	0.28	Permissioned (Outline)	16/1132
BBLR8	Finstall Training Centre, Stoke Road, Bromsgrove	0.48	Permissioned	23/01097
BBLR10	3-5 High Street, Bromsgrove	5.87	Not permissioned	-
BBLR11	Former Market Hall Site	0.189	Permissioned	-
BBLR12	Windsor Street	0.426	Not permissioned	-
BBLR13	School Drive	0.4	Not permissioned	-
BBLR14	Stourbridge Road	0.278	Not permissioned	17/01468/FUL
BBLR15	Churchfields Multi-Storey	0.43	Not permissioned	-
BBLR16	Corbett House, Westonhall Road, Stoke Prior	0.69	Permissioned	22/01104
BBLR17	113 High Street, Bromsgrove,	0.71	Not permissioned	-
BBLR18	Land off Little Intall Farm, Stoke Pound Lane, B60 4LE	0.41	Permissioned	24/01067
BBLR19	Bridge Farm, Bittel Farm Road, Barnt Green	0.26	Permissioned	21/01008
BBLR20	Bordsley Hall, The Holloway, Alvechurch	0.49	Permissioned	20/00761
BBLR21	19 Druids Lane Garages	0.28	Not permissioned	-
BBLR22	Willowbrook Garden Centre, Stourbridge Road	2.55	Not permissioned	-
BBLR23	2 Dodford Road	0.19	Permissioned	
BBLR24	Wythall Green Business Park, Middle Lane	17.0	Not permissioned	-
BBLR25	Land to the east of Redditch Road	1.26	Not permissioned	-
BBLR26	Barberry House, Stourbridge Road	0.34	Not permissioned	-
BBLR27	The Old Brickworks, Kiln Court, Scarfield Hill	2.58	Not permissioned	-
BBLR28	Land at Sugarbrook Nurseries	1.64	Not permissioned	-
BBLR29	Marlbrook Quarry, Alvechurch Highway	21.1	Not permissioned	-
BBLR30	86-96 Worcester Road	0.61	Not permissioned	-
BBLR31	RMC House, Church Lane	0.26	Not permissioned	-
BBLR32	The Avenue	3.39	Not permissioned	-
BBLR33	The Sawmill, Hartle Lane	0.44	Not permissioned	-
BBLR34	All Saints Vicarage, Burcot Lane	0.26	Not permissioned	-
BBLR35	Bromsgrove Technology Park	2.97	Not permissioned	-

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:

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

7.4. 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 (Part 1 and 2 of the Register)

Monitoring period	Number of additions to the Self-Build Register	Amount of Planning Permissions for Self Build Plots given in the Monitoring Period
17/05/16 - 30/10/16	8	1
31/10/16 - 30/10/17	15	4
31/10/17 - 30/10/18	6	4
31/10/18 - 30/10/19	8	2
31/10/19 - 30/10/20	6	2
31/10/20 - 30/10/21	16	20
31/10/21 - 30/10/22	16	1
31/10/22 - 30/10/23	7	5
31/10/23 - 30/10/24	1	1
31/10/24 - 30/10/25	2	1

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

Part of Register	Number of entries
Part 1	59
Part 2	30

7.5. 44 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.

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 11 shows the housing delivery performance to date.

Table 11: 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	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25		
Proportionate target	368	368	368	368	368	368	368	368	368	368	368	368	368	368	5152	
Net Completions	256	130	176	228	483	353	513	202	294	144	162	193	121	256	3511	

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 (2024/25) there were a total of 256 completed dwellings (net), with a further 151 under construction and 2001 dwellings not started which benefit from valid planning permission.

8.3. The five year housing land supply figure for Bromsgrove District for 2024/25 is 2.24s. For further information on how the five year housing land supply is calculated, please see the Housing Land Supply document¹.

8.4. There was a total of 1 applications whose planning permission lapsed this monitoring year, relating to 2 dwellings (gross).

Brownfield/Greenfield

8.5. Historically, Bromsgrove has achieved high figures of housing built on brownfield land. The majority of brownfield completions this year occurred on small sites. The Local Plan identifies further strategic development sites, some of which have not started construction, which are greenfield land, which means that in future years a smaller percentage of brownfield completions is to be expected.

8.6. Brownfield sites are a finite resource and will be prioritised before greenfield sites in the Local Plan Review to ensure best use of land. Table 12 identifies the distribution of housing on brownfield and greenfield land from 2011/12 to 2024/25.

¹ <https://www.bromsgrove.gov.uk/council/policy/planning-policies-and-other-information/monitoring-documents/>

Table 12: Housing developments on brownfield and greenfield land (gross)

Year	Brownfield	Greenfield	Total	Percentage Brownfield
2011/12	98	163	261	37.55%
2012/13	70	77	147	47.62%
2013/14	75	114	189	39.68%
2014/15	74	162	236	31.36%
2015/16	158	348	506	31.23%
2016/17	108	261	369	29.27%
2017/18	80	445	525	15.24%
2018/19	57	158	215	26.51%
2019/20	181	129	310	58.39%
2020/21	102	64	166	61.45%
2021/22	127	45	172	73.84%
2022/23	118	81	199	59.30%
2023/24	50	81	131	38.17%
2024/25	87	179	266	32.71%
Total	1385	2307	3692	37.51%

Affordable Housing

8.7. Table 13 shows the tenure of affordable housing completions this monitoring year.

8.8. 49 affordable dwellings were completed in 2024/25. This reflects the lower total completions across the District, and the smaller number of large strategic sites that are currently under construction. There are 473 affordable housing commitments as of 1 April 2025.

Table 13: Affordable housing completions (net) 2011/12 to 2024/25

	Affordable Rent	Intermediate Housing ²	Social Rented	Rent to Buy	Total Affordable
2011/12	-	55	102	-	157
2012/13	-	18	32	-	50
2013/14	-	11	41	-	52
2014/15	4	5	3	-	12
2015/16	136	0	30	-	166
2016/17	0	11	29	-	40
2017/18	12	25	25	-	62
2018/19	12	7	17	-	36
2019/20	3	25	62	-	90
2020/21	0	0	0	-	0
2021/22	0	2	6	-	8
2022/23	10	12	29	4	55
2023/24	8	20	21	2	51
2024/25	0	15	34	0	49
Total	185	206	431	6	828

(N.B For every year prior to 2018/19, the affordable housing completions by tenure do not include those affordable dwellings on sites still under construction.)

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 1987³.

Table 14: Total amount of additional employment land 2011-2030

Annual employment land completions 1 April 2011 to 31 March 2025			
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
2020/21	0	0	0
2021/22	0	2.73	2.73
2022/23	0	1.66	1.66
2023/24	0	0.5	0.5
2024/25	0	1.25	1.25
Total	7.43	5.88	13.31

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

9.2. Table 14 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 13.31ha of land since 2011. This is 47% of the district's total employment land requirement.

Table 15: Total amount (allocations and windfalls) of additional employment 2024/25

Use Class orders	Amount (ha)
B1	0
B2	0
B8	0
Sui Generis	0
B1, B2, B8 (Permission granted for all three uses)	1.25
Total:	1.25

9.3. Table 16 provides an update on the provision of employment land for each component of employment land supply up to 1st April 2025.

³ On 1 September 2020, the Use Classes Order 1987 was amended and Class B1 no longer exists, instead being considered under Use Class E. For the purposes of this AMR, development in Table 13 will still be categorised under the superseded B1 Class.

Table 16: Employment Land Supply 1 April 2011 to 31 March 2025

(Excluding land allocated at Ravensbank Business Park and Longbridge)

	Square Metres (Sqm)	Hectares (Ha)
a. Completions up to March 2025 (including windfalls)	13,310	13.31
b. Sites with valid planning consent (including windfalls)	65,900	6.59
c. Outstanding Local Plan sites with capacity still remaining	20,350	20.35
d. Allocated sites as part of Bromsgrove District Plan (2017)	50,000	5
e. Total commitments/allocations at 1 st April 2025 (b + c + d)	319,400	31.94
Employment Target 2011-2030	280,000	28
Total Employment Supply (a+e)	452,500	45.25

If you need this information in another language or format, please contact us to discuss how we can best meet your needs.

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