

Bromsgrove District Council



Annual Monitoring Report

December 2012



Bromsgrove
District Council

www.bromsgrove.gov.uk



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.



Executive Summary

Following changes by the Government in the form of the Localism Act 2011, the Annual Monitoring Report (AMR) no longer has to be submitted to the Secretary of State. However, authorities must still report on certain aspects of the planning system and make these reports available to the public. This AMR aims to monitor the policies and proposals that have been adopted and determine the effects they are having and then modify or replace the policies and proposals deemed necessary. The AMR no longer is required to take into account Regional Spatial Strategies and past guidance on Core Output Indicators.

Below is a summary of the key findings for the 2011-2012 AMR.

▶▶▶ LOCAL DEVELOPMENT SCHEME:

The Local Development Scheme (LDS) was revised and adopted in October 2012. This was to take into account the publications of the Localism Act 2011 and the National Planning Policy Framework (NPPF), as well as in response to both Bromsgrove District Council and Redditch Borough Council formally working together under the new Duty to Cooperate to find a site to sustainably accommodate additional Redditch growth to the north/northwest of Redditch. As the LDS was only recently published, there were no milestones to meet for the remainder of 2012. As a result of these changes, Bromsgrove expects a joint consultation with Redditch in February 2013 on the anticipated cross-boundary growth, followed by the publication of the District Plan in August and submission to the Inspectorate in November.

▶▶▶ BUSINESS DEVELOPMENT AND TOWN CENTRES:

In total, 31,370m² of employment land floorspace was developed during the monitoring period. This brings the total amount of employment land completed since 2006 to 119,435.33m². However, the emerging District Plan will set a new plan period from 2011 to 2030, and the completed figures will be amended accordingly. The District has a stable and strong business sector with the registration of businesses significantly higher than de-registrations. The continued development of high-technology firms at locations such as Bromsgrove Technology Park is likely to promote employment growth. Both the former MG Rover plant and Bromsgrove Town Centre are also expected to see more regeneration commence throughout the next AMR period.

▶▶▶ HOUSING:

There were a total of 256 (net) new dwellings built in the District over the monitoring period, with 88% of homes built at a density greater than 30 dwellings per hectare, the minimum recommendation from the Draft Core Strategy 2 (DCS2). In previous years Bromsgrove has achieved high figures of housing built on Brownfield land, however, this year the figure has decreased dramatically. Only 37.55% of housing was built on Brownfield land this year, which is mainly due to the completion of 139 dwellings at Perryfields Road, which was agricultural land and part of a strategic site identified in the DCS2. The use of building on Brownfield land will become increasingly difficult to achieve in future years as brownfield sites diminish and greenfield areas are required to meet the housing needs of the District. Of all these completions, there were 157 affordable housing units, which was considerably higher than the 65 built the previous year.



Executive Summary

▶▶▶ **TRANSPORT, LOCAL SERVICES AND THE BUILT ENVIRONMENT:**

Bromsgrove District is predominantly rural leading to an over reliance on private transport. However, the majority of new development, whether commercial or residential, has been located either in or around Bromsgrove Town, or other large villages - which are the most sustainable locations in regards to public transport. All non-residential development has complied with car parking standards set out in Worcestershire County Council's Local Transport Plan 3 (LTP3). Future retail development will be focused in Bromsgrove Town centre through the Area Action Plan which identifies a number of potential development sites. Regarding the built environment, there are currently 469 listed buildings and 12 Conservation Areas within the District, with no new additions this year. Across Bromsgrove, four listed buildings, five scheduled monuments, the registered historic park at Hewell Grange and Bromsgrove Town Centre Conservation Area are included on the 2012 'Heritage at Risk' Register.

▶▶▶ **ENVIRONMENT:**

No planning applications were granted contrary to the advice of the Environment Agency to ensure developments are not taking place in locations where there is the greatest risk of flooding. There was no notable renewable energy capacity provided in the District between 2011 to 2012. However, on a small scale, there were domestic and commercial installations, totaling 1.182MW worth of renewable energy. There were three new areas designated as Special Wildlife Sites (SWSs) and one current designation was extended. The condition of Sites of Specific Scientific Interest (SSSIs) within the District improved very slightly but is still considerably lower than the National targets.



Chapter 1

Introduction

1.1 Background

The previous Government introduced a new system of development planning with its release of the Planning and Compulsory Purchase Act in September 2004. Review and monitoring were key aspects of the Governments 'plan, monitor and manage' approach to the planning system. They were seen as crucial to the successful delivery of the spatial vision and objectives of the Local Development Framework (LDF). The process of reviewing and monitoring enabled a comprehensive evidence base to be built against which Local Development Document policies and implementation can be assessed. It also enabled trends to be identified to which the Council could respond by producing Development Plan Documents (DPDs) or Supplementary Plan Documents (SPDs). These documents form part of the portfolio of Local Development Documents contained within the LDF.

An Annual Monitoring Report (AMR) has two key roles; firstly to set out the implementation of the Local Development Scheme (LDS) and secondly to assess the effectiveness of policies in Local Development Documents.

There was a change to a Coalition Government in May 2010, and following a letter to Chief Planning Officers dated 30th March 2011, the Secretary of State withdrew guidance on local plan monitoring stating it is "a matter for each council to decide what to include in their monitoring reports". Core output indicators have thus been removed, as well as the 2005 Good Practice Guide. It is intended that this is a step towards a more flexible approach to local plan monitoring as set out in the new local planning regulations. Councils now have much greater freedom to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.

In response to these changes, this report was reduced in size as part of the 2011 AMR in order to focus on the key issues relevant to planning in Bromsgrove District. Whilst a number of the core output indicators have been retained (where for example they provide a consistent dataset, comparable with other areas, and are relevant to Bromsgrove) others that add little to the spatial planning picture of the District, have been deleted.

The Coalition Government introduced a number of fundamental changes to planning legislation and policy.

In November 2011 the Localism Bill became enacted, which includes, amongst other matters, its intention to abolish Regional Spatial Strategies. The Government also replaced the raft of national planning policy guidance notes and statements on 27 March 2012 with a single document - the National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development. For plan-making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs unless any adverse impacts would significantly and demonstrably outweigh the benefits. The NPPF introduced a set of 12 core land-use planning principles which should underpin both plan-making and decision-taking. These changes are designed to simplify processes and procedures and to emphasise the importance of local decision making. They also place a stronger emphasis on the role of the planning system in fostering economic growth.

It may be some time before local policies in Bromsgrove begin to demonstrate tangible benefits. Most notably this is due to delays in the adoption of a District Plan (formerly Core Strategy), as well as the impact of the recession which has resulted in lower levels of development activity overall. For this reason, it is important that any steps to amend policies are based on clear trends rather than results from one year's data. There is also a need to avoid drawing conclusions from trends based on development proposals determined prior to the adoption of the District Plan.

By highlighting more clearly the 'direction of travel' for specific policies or groups of policies, the AMR will assist in identifying areas where particular attention may be required. To assist this process, and subject to the resources available, the opportunity will be taken to focus on specific issues each year which warrant closer scrutiny. The Localism Act 2011 states that the report is no longer an 'annual' monitoring report and is now referred to as 'Authorities Monitoring Reports'. The future format of monitoring reports will be discussed in subsequent years alongside proposals for the wider monitoring of Bromsgrove District Council's performance. However, for the purpose of the 2012 report, the document will still be referred to as an Annual Monitoring Report and be published in December in a similar fashion to previous reports, although as previously stated the report has been reduced in size in order to focus on the key issues relevant to planning in the Bromsgrove District



Chapter 1

1.2 What is the Annual Monitoring Report?

This document is the eighth successive Annual Monitoring Report (AMR) produced by Bromsgrove District Council since the introduction of the Planning and Compulsory Purchase Act in September 2004. Although there is no longer a requirement to submit Annual Monitoring Reports to the Secretary of State, Local Authorities must still prepare monitoring reports and make such reports available to the public.

The AMR must assess the:

- a) implementation of the Local Development Scheme; and
- b) extent to which policies in the Local Development Documents are being achieved.

The Localism Act 2011 specifies that a report must:

- a) be in respect of a period -
 - i) which the authority considers appropriate in the interests of transparency,
 - ii) which begins with the end of the period covered by the authority's most recent report, and
 - iii) which is not longer than 12 months or such shorter period as is prescribed.
- b) be in such form as prescribed
- c) contain such other material as prescribed

This AMR covers the period 1st April 2011 to 31st March 2012. However, in some cases the timeframe has been extended to beyond March 2012 where it was considered necessary to record such information, for example, when discussing timetable milestones. The Localism Act also changed the name of the Annual Monitoring Report to 'Authorities Monitoring Reports', however, Bromsgrove District Council currently refer to the old terminology.

1.3 Transition between the Local Plan and the District Plan

Local Authorities must produce an up-to-date development plan relevant to their local area. Bromsgrove District Council is therefore in a state of transition, moving from its old style Local Plan to the more current District Plan. Over the past eight years since the Planning and Compulsory Act was introduced (Sept. 2004) work has begun producing the Core Strategy, which is now termed the District Plan.

Bromsgrove District Council's Local Plan was adopted in January 2004. The District Plan will eventually replace this document and will contain the spatial vision and objectives for the District. However, until policies are replaced, Bromsgrove District Council will continue to use the Local Plan. As a consequence, part of this AMR will focus on policies detailed in the Bromsgrove District Council Local Plan (Jan. 2004).

1.4 Monitoring of Sustainability Effects

Sustainable Development is a key theme in the planning system.

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. As such, the Council must produce an integrated and comprehensive sustainability appraisal covering economic, environmental and social impacts of the District Plan and its associated policies.

The monitoring process will be used to assess the effects of local policies on sustainable development. It will enable the Council to identify any unforeseen adverse effects so the appropriate mitigation measures can be implemented to alleviate any negative impacts.



Chapter 1

1.5 Methodology

The structure of this Annual Monitoring Report is as follows:

Chapter 2: Monitoring Local Planning Policy/ Document Preparation

This chapter will monitor the progress in meeting the targets and milestones established in the Local Development Scheme and the need for any new documents to be introduced. It also gives an indication of any adjustments that will be required to the LDS timetable since its recent adoption in September 2012.

Chapter 3: Context

This chapter sets out the social, environmental and economic characteristics, as well as the key issues in respect of the Local Authority area.

Chapter 4: Monitoring the Bromsgrove District Local Plan 2004-2012

This chapter sets the framework for the monitoring process and specifies the indicators used to monitor the Bromsgrove District Local Plan.

Chapters 5 to 8: Local Development Framework Indicators

These four chapters of the AMR will set out the Indicators used by Bromsgrove District Council. The chapter headings used are:

- ▶▶▶ Business Development and Town Centres
- ▶▶▶ Housing
- ▶▶▶ Transport, Local Services and the Built Environment
- ▶▶▶ Environmental Quality

In October 2010, the Coalition government announced the replacement of the National Indicator set with a single comprehensive list of all data that local government are expected to provide to central government. Although this is the case, Bromsgrove District Council will continue to produce an AMR until further guidance is published, using the Core Output Indicators, which were considered to provide the basis for all policy monitoring, however they will be termed local indicators, along with a number of other datasets.

These include policy targets set out in the adopted Bromsgrove District Local Plan. It will not be possible to include an indicator for every policy in the Local Plan, as this would be impractical. Instead, policies that have date sources available for the AMR period 1st April 2011 to 31st March 2012 have been selected for monitoring purposes.

1.6 Further Information

The Localism Act 2011 states that authorities must make the authority's reports available to the public. Therefore, this AMR is available for public inspection at the Council House, Customer Service Centre, and all public libraries within Bromsgrove District. It can also be viewed and downloaded on the Council's website - www.bromsgrove.gov.uk/planning.

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Chapter 2

Monitoring Local Planning Policy/Document Preparation

2.1 Introduction

As stated in the 2011 Localism Act, Bromsgrove District Council is required to set out in its Monitoring Reports how the planning department is performing in relation to the milestones recognised in the Local Development Scheme (LDS). This chapter will set out the Council's performance and progress. It will also give an indication of any adjustments that will be required since the adoption of the LDS.

2.2 Local Development Scheme

The LDS is a programme management plan, which sets out details of all planning policy documents which the local authority seeks to produce. It also outlines opportunities for public and stakeholder involvement. In line with the 2011 Localism Act, there is no longer a requirement to submit the LDS to the Secretary of State. However, it is still important for Councils to publish up-to-date information on their progress of the LDS.

The latest version was formally adopted by Cabinet in October 2012. One of the roles of this Monitoring Report is to assess the progress made on the LDS and, where there has been some slippage, explain why this has occurred and how the Council intends to respond.

Although the AMR is only required to cover the 12-month period 1st April 2011 to 31st March 2012, Bromsgrove District Council have also assessed the period up to December 2012 for the purposes of monitoring the targets and milestones set out in the LDS. The table on the following page (page 8) indicates the targets the Council intends to achieve with its planning policy and document preparation by the end of 2012.

It records what was actually achieved and highlights, where necessary, where revisions will be needed to the LDS. Due to the recent adoption of the LDS, all documents have fulfilled their expectations. The performance of each milestone has been rated as follows:



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.



Chapter 2

| LDS Target: By December 2012 | What was achieved By December 2012 | Delay | Rating |
|--|---|-------|---|
| Annual Monitoring Report Publication | Completed | None |  |
| Bromsgrove District Plan 2011-2030 DPD No milestones | As the LDS was only adopted in October 2012, there are no milestones in relation to the District Plan. There is a planned cross-boundary consultation expected in February 2013, followed by the publication of the DPD in August and submission to the Inspectorate in November. | None |  |
| Proposals Map DPD No milestones | Same as above | None |  |
| Town Centre Area Action Plan DPD No milestones | As the LDS was only adopted in October 2012, there are no milestones in relation to the Town Centre AAP. The LDS states that the document will be published in August 2013 in line with the District Plan and also submitted to the Inspectorate in November. | None |  |



Chapter 2

Annual Monitoring Report

Bromsgrove District Council completed the Annual Monitoring Report for the period 1st April 2011 to 31st March 2012 in December 2012. The Council therefore considers performance against this milestone to be **excellent**.

Bromsgrove District Plan 2011-2030 Proposals Map

Following the successful completion of the Draft Core Strategy 2 consultation period, on 15th April 2011, the Council was seeking to produce a publication version by September/October 2012. Under the duty to cooperate provisions of the Localism Act, a formal request has now been received from Redditch Borough Council for help in accommodating the growth needs of Redditch which cannot be delivered sustainably within the Borough. Bromsgrove District Council has responded to this approach and has agreed to work with Redditch on this issue. As a result of this an extra period of public consultation has been added to the timetable for February 2013 and other dates for production have been amended to reflect this.

The Bromsgrove District Plan will not repeat national guidance but will provide a spatial strategy specific to the needs of Bromsgrove. It will contain a set of primary policies for delivering the overall strategy and identify strategic allocations for development through the production of a proposals map. This map will illustrate broad locations for strategic development and land-use designations. They are intended to cover the period 2011-2030.

During this AMR period, there have been various forms of technical work conducted in order to support the District Plan. A County wide Strategic Housing Market Availability Assessment has been produced and is was published in February 2012. A revised Water Cycle Study and a Level 2 Strategic Flood Risk Assessment were complete in June 2012. Worcestershire County Council's Landscape Character Assessment was also endorsed by the Council as Supplementary Planning Guidance, replacing policies C1 and C4 of the Local Plan. There were also a number of ongoing meetings with a wide range of key stakeholders, including utility providers, developers and a number of sections of Worcestershire County Council. As the LDS was only adopted in October 2012 there have been no milestones delayed and therefore the Council deem performance as **excellent**.

Town Centre AAP

The National Planning Policy Framework seeks to ensure the vitality of centres, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. The need for a specific document to provide a comprehensive regeneration strategy for the Town Centre area is thus clearly justified. The Town Centre AAP will set out a strategy to guide the regeneration of the whole of the Town Centre and adjoining areas. This document will be in conformity with the Bromsgrove District Plan 2011-2030. As the LDS was only adopted in October 2012 there have been no milestones delayed and therefore the Council deem performance as **excellent**.

2.3 Adjustments to the Local Development Scheme Timetable

As the LDS has only recently been adopted (October 2012), there is not expected to be any changes at this time.



Chapter 3

Context

The monitoring process involves assessing the extent to which planning policies are being achieved. In order to develop an understanding of how successful planning policies have been, it is first necessary to develop an understanding of the key characteristics, issues, challenges and opportunities of the area. In July 2005 Bromsgrove District Council published its Sustainability Appraisal Scoping Report which is continuously updated, with the most recent being October 2012.

The Scoping Report involved survey and evidence gathering to develop a sound understanding of current and future local issues and needs in order to prepare robust and effective plans. The information collected was used to decide on the spatial vision and spatial objectives for the District. This chapter will use the Sustainability Appraisal Scoping Report combined with more recent data to provide contextual information for the Bromsgrove District.

3.1 District Profile

Bromsgrove District is situated in north Worcestershire lying to the south west of the West Midlands conurbation. The District is bounded by Birmingham, Dudley, Solihull, Redditch, Wyre Forest, and the largely rural districts of Wychavon and Stratford-on-Avon. The District 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.

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. These links and the attractiveness of the area historically as a desirable place to live, have resulted in sustained inward migration from the nearby conurbation and has also become attractive to businesses considering expansion, relocation or establishing for the first time. As a result, there is continuing pressure to meet increased demand for leisure, health, education, housing and other personal and social requirements.

The main centre of population in Bromsgrove District is Bromsgrove Town, with other centres being Wythall, Hagley, Rubery and Catshill and a series of smaller rural villages spread throughout the District.

3.2 Characteristics of the District

This section will outline the main characteristics of Bromsgrove District that have been identified in the Sustainability Appraisal Scoping Report. Following the detailed approach identified in the Scoping Report, the District's characteristics are divided into social, environmental and economic issues.

3.3 Social Characteristics

The 2011 census data indicates that Bromsgrove has a population of 93,600, which is only an increase of 200 on the 2011 estimated figure. The population of Bromsgrove was approximately 87,800 in 2001, so Bromsgrove's population has increased by approximately 5,800, or just over 6%, in the last 10 years. The 2011 data shows that Bromsgrove had an estimated 21,000 children, representing over 22% of the total population in Bromsgrove. There is approximately 19,200 people aged 65-plus living in the District, over 20% of the total population.

In Bromsgrove the number of children has increased by approximately 200 (1%) in the last 10 years although numbers peaked in the middle of the time period. The number of people aged 65 and over has risen by about 4,100 since 2001, representing a 27% increase. The number of people in the 19-64 age groups has increased by 1,700 (3.3%) over the same time period (Census 2011).

Those over 65 are set to rise to around 30% by 2030 and this trend is likely to be caused by both increased life expectancy and the improved health of older people in the District. This likely to an impact on service delivery, including, accessible transport options for the less mobile and suitable housing needs for the elderly.

The majority of Bromsgrove's population are white Caucasian (92%) compared to 88% across England (National Statistics mid-2009).



Chapter 3

According to the 2010 Indices of Multiple Deprivation Bromsgrove had the highest proportion of Lower Super Output Areas (LSOAs) in the least deprived quintile (47%) across the West Midlands. When compared to the rest of Worcestershire, Bromsgrove District has the lowest instances of deprivation, and ranks in the bottom quarter of most deprived local authorities across England (280th out of 354 authorities). However, this has seen an increase from the 2007 Indices, whereby Bromsgrove was positioned 299th nationally. Although the majority of the District performs well in terms of deprivation, there are small pockets of deprivation that need to be tackled. There are three LSOAs in the 30% most deprived nationally and the most deprived area in the District is in the northern part of Sidemoor, which is ranked, 8,168th out of 32,482 most deprived areas nationally (DCLG Indices of Multiple Deprivation, 2010).

Bromsgrove District is considered to be a safe place to live, with levels of crime being lower than the regional and national figures. Vehicle crime and criminal damage are the most common offences, illustrating there is still a fear of crime that needs to be addressed. In Bromsgrove there were 434 crimes recorded during October 2011, in Worcestershire there were 3204. The rate of criminal damage in Bromsgrove was 0.6 compared with 1.0 for Worcestershire as a county. There were 333 Anti Social Behaviour incidents recorded during Oct-2011 in Bromsgrove.

The housing market in the District has been buoyant in recent years due to its close proximity to the West Midlands conurbation. However, due to the current economic climate house prices have fallen 0.1% in the District over the past year, although this is significantly better than the 2.3% decrease experienced last year and the 13.6% the year before. Despite these decreases, house prices are still relatively high compared to the rest of the West Midlands. In March 2012, the average house price across Bromsgrove was £221,431 compared with £154,121 in neighboring Birmingham and £161,440 in Redditch, as well as the West Midlands average of £167,537 (Land Registry, 2012).

As of 2012 (April 2011 - March 2012) a total of 157 affordable dwellings were completed compared to 65 the year before. This figure was above the Bromsgrove District Council's target of 80 per annum, which was proposed as part of the Council Plan 2009/12. This plan aimed for 240 affordable dwellings over the three year period, this target has been successfully achieved with 283 affordable dwellings built between 2009 and 2012.

The SHMA (2012) indicates that the analysis of the current need for affordable housing in the authority over the next five years indicates a high demand for this tenure. An annual need of 219 affordable properties is calculated as being required to meet the future needs over the next five years and the existing backlog. This reflects the impact of rising house prices over the first half of the last decade and the continued pressures on wages as well as the availability of mortgage finance. It also reflects the fact that affordable housing makes up a relatively low proportion of the overall stock in Bromsgrove currently, approximately 10%, a proportion which is considerably below the national average of 20%.



Chapter 3

The housing supply position in previous years meant it was extremely challenging to achieve a modest target year after year, as there was a total reliance on sites coming forward for 100% affordable housing. This issue should continue to improve since SPG10 was lifted in January 2010.

It is clear from the last three years that affordable housing completions are going in a positive direction and this year they accounted for 60% of the new dwellings total achieved across the District. The realisation is that the demand for affordable housing is continuing to increase, and this issue is being addressed in the Draft Core Strategy 2. Policy CP4 regarding the Bromsgrove Town expansion sites and other development sites, as well CP7, strive to achieve affordable housing. Where there is a net increase of 5 or more dwellings or the site is equal or greater than 0.2 hectares a 40% affordable housing provision will be expected onsite.

The Council will seek to achieve 2/3 social rented and 1/3 intermediate housing.

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%, due to the considerable development in the area created by Bromsgrove's convenient location on the M5 corridor and its boundary with the major Birmingham conurbation. The percentage of the population that has achieved different levels of qualification and that are employed in different jobs can be used to give a background of the potential workforce of an area. The population in Bromsgrove on average has higher levels of qualification than the county and regional average, in particular the higher qualification level - Level 4 and above. Table 1 below also indicates there is a smaller percentage of Bromsgrove's population with no qualifications when compared both regionally and nationally.

Table 1. Qualifications (Jan 2010 - Dec 2011)

| Qualifications | Bromsgrove (no's) | Bromsgrove (%) | Worcestershire (%) | West Midlands (%) | Great Britain (%) |
|----------------------|-------------------|----------------|--------------------|-------------------|-------------------|
| NVQ4 and above | 19,000 | 33.3 | 30.6 | 26.3 | 32.9 |
| NVQ3 and above | 31,400 | 55.2 | 49.8 | 45.9 | 52.7 |
| NVQ2 and above | 41,000 | 71.9 | 66.4 | 64.3 | 69.7 |
| NVQ1 and above | 48,100 | 84.4 | 79.1 | 78.5 | 82.7 |
| Other qualifications | # | # | 8.7 | 7.5 | 6.7 |
| No qualifications | 6,200 | 10.9 | 12.2 | 14.0 | 10.6 |

Sample Size too small for reasonable estimate. Source: Office of National Statistics (2012)



Chapter 3

3.4 Environmental Characteristics

The District is an area with rich biodiversity, geodiversity and attractive landscape. The District contains 13 Sites of Special Scientific Importance, 85 Special Wildlife Sites and 5 Regionally Important Geological and/or Geomorphologic 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 two canals and numerous pools and reservoirs. Bromsgrove falls within the Severn Water Resource Zone (WRZ) which is already experiencing shortfalls 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.

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

The District has 469 Listed Buildings and 839 known Sites of Archaeology Interest, 13 of which are Scheduled Ancient Monuments. There are also 12 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.

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.

Although the District benefits from excellent strategic road connections, it does experience localised environmental problems caused by high traffic volumes. The District has four Air Quality Management Areas, at Redditch Road Stoke Heath, Kidderminster Road Hagley, along Hanover Place and Worcester Road within the town centre, and Lickey End adjacent to Junction 1 of the M42. 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. Localised pollution is also caused by closed landfill sites.

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 four other stations at Alvechurch, Barnt Green, Hagley and Wythall.



Chapter 3

3.5 Economic Characteristics

Once a prosperous hub for the woolen trade Bromsgrove became the world centre for nail making 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.

The District has an economically active workforce of 46,100 of which 2500 are unemployed. The unemployment rate is 5.5% compared with 8.9% in the West Midlands and 8.1% nationally (ONS, 2012). The dominant industries in Bromsgrove District, in terms of the percentage of employees are service related industries, which account for 27,700 and 82.2% of jobs. In particular jobs associated with Public Administration, Education and Health sector (10,300 and 30.5% of jobs). Tourism related jobs provide employment for 3500 people (10.4 %) compared with 8.2% nationally. Construction accounts for 6.7% of jobs (2,300 people), Manufacturing 9.1% (3,100 people) and Finance, IT and other business activities 19.8% (6,700 people).

Median household incomes in Worcestershire are higher than they are elsewhere in the West Midlands and England. Household incomes are highest in Bromsgrove (£34,492 pa) and lowest in Wyre Forest (£27,821 pa). Household income includes income from employment (earnings) as well as that from other sources, for example investments and savings.

As table 3 indicates, workplace earnings are lower in general than residence-based earnings across Worcestershire, with the exception of Redditch. The biggest differential can be seen in Bromsgrove where, the average (mean) annual earnings of people who work within the District is £20,697 compared with the average annual earnings for residents of Bromsgrove District, which is £29,552, a difference of 30% (ASHE, 2011). This would suggest that the District's population earn higher salaries than average, but they earn them in employment locations outside the District. Due to Bromsgrove's close proximity to the MUA, many residents commute to jobs in and around Birmingham. Therefore, it appears that there is an imbalance between the types of jobs and pay available within

Table 2. Household Income (2011)

| Area | Median Income (£) |
|-----------------------|-------------------|
| Bromsgrove | £34,492 |
| Malvern Hills | £30,218 |
| Redditch | £30,291 |
| Worcester | £29,115 |
| Wychavon | £31,675 |
| Wyre Forest | £27,821 |
| Worcestershire | £30,515 |
| West Midlands | £27,068 |
| England | £29,464 |

Source: CACI Ltd. (2011)

Table 3. Annual Mean Earnings for all Employees by District (2011)

| District | Residence based earnings | Workplace based earnings | % Difference |
|----------------|--------------------------|--------------------------|--------------|
| Bromsgrove | £29,552 | £20,697 | 30.0 |
| Malvern Hills | £24,288 | £22,411 | 7.7 |
| Redditch | £21,934 | £22,454 | -2.4 |
| Worcester City | £26,478 | £23,770 | 10.2 |
| Wychavon | £26,725 | £24,345 | 8.9 |
| Wyre Forest | £20,842 | £18,658 | 10.5 |
| Worcestershire | £25,330 | £22,685 | 10.4 |

Source: Annual Survey of Hours and Earnings (2012)

Bromsgrove compared with the average wages of the population. Industries with higher paid jobs need to be encouraged to stay or locate in the District so as to correct this imbalance and reduce the daily flow of the population to other employment centres which is unsustainable (ASHE, 2011). It would appear that further development in high tech manufacturing and knowledge based industries is required to redress the imbalance. The Bromsgrove Technology Park has been established but is not yet operating at full capacity. Industries with higher paid jobs need to be encouraged to stay or locate in the District so as to correct this imbalance and reduce the daily flow of the population to other employment centres which is unsustainable.



Chapter 3

There are two major areas of economic concern within the District - the redevelopment of Longbridge and Bromsgrove Town centre. Both areas are subject to Area Action Plans in order to stimulate the growth of the areas.

In Longbridge, the MG Rover car plant closed in April 2005. Approximately 5,850 jobs were lost and an estimated £410 million was lost to firms based in the West Midlands as part of the supply chain. The Longbridge Area Action Plan (AAP) intends for 10,000 jobs, over 1,450 new homes, built to high environmental standards, a new local centre to provide a wide range of retail, leisure, commercial and community facilities and a series of public transport and highway improvements. The overall aim of the plan is to create a truly sustainable and well designed community. The Longbridge AAP was adopted in 2009 and this AMR has seen development progress at a number of locations.

The District's retail activity is focused on Bromsgrove Town centre, which currently has approximately 3500 different businesses operating in a variety of different sectors. There are a number of alternative shopping centres relatively close to Bromsgrove with a wider range of shops and facilities, including Redditch (8 miles), Birmingham (16 miles), Worcester (14 miles) and Merry Hill (14 miles). While Bromsgrove has its own attractions, trade is lost to such centres in neighbouring areas. Bromsgrove District Council is committed to regenerating the Town Centre, and has prepared an AAP in order to do this.

3.6 Key Issues

The Sustainability Appraisal Scoping Report identified a number of environmental and sustainability issues from its baseline study and assessment of national, regional, and local plans and strategies. The key issues that need to be tackled by the Local Plan/District Plan are detailed below:

- ▶▶▶ Rising older population
- ▶▶▶ Meeting the government targets for new housing and employment land
- ▶▶▶ Barriers to housing and services in rural areas
- ▶▶▶ Large identified Greenfield sites for future development needs
- ▶▶▶ An increase in young residents leaving in search of work and housing

- ▶▶▶ Reducing fear of crime
- ▶▶▶ Under-provision of affordable housing
- ▶▶▶ Implications of redeveloping brownfield sites
- ▶▶▶ High car usage and congestion
- ▶▶▶ Local public transport needs improvement
- ▶▶▶ Commuting out of the district
- ▶▶▶ Local facilities to meet the needs of the population
- ▶▶▶ Responding to climate change
- ▶▶▶ Air quality
- ▶▶▶ Changing economy
- ▶▶▶ Degradation of the natural and built environment
- ▶▶▶ The revival of the town centre as well as regeneration at Longbridge
- ▶▶▶ Keeping the sense of community 'alive'

3.7 Objectives of the Strategic Planning/Local Plans

The objectives for Strategic Planning and in particular the emerging District Plan are outlined below. These objectives were developed using evidence from the baseline characterisation study set out in the Sustainability Appraisal Scoping Report, and an analysis of national, regional, and localised plans and policies.



Chapter 3

Social Objectives

- ▶▶▶ Create communities where people want to live, work and socialise
- ▶▶▶ Meet the housing requirements of all members of the community
- ▶▶▶ Ensure the community has accessible healthcare
- ▶▶▶ Provision of leisure and educational facilities to meet the needs of the community
- ▶▶▶ Better quality of life through a safer and better designed urban and rural environment
- ▶▶▶ Promote thriving, balanced, inclusive and sustainable rural communities
- ▶▶▶ Ensure all members of the community have a viable choice of transport options
- ▶▶▶ Seek an improvement in retail opportunities and choices throughout the District.

Environmental Objectives

- ▶▶▶ Protect our existing special natural environment
- ▶▶▶ Promote biodiversity enhancement
- ▶▶▶ Conserve and enhance the historic environment
- ▶▶▶ Enhance existing conservation areas
- ▶▶▶ Seek to identify and protect further areas of historical and natural importance
- ▶▶▶ Seek to reduce travel and promote an improvement in sustainable transport options
- ▶▶▶ Promote efficient use of the earths resources and promote renewable energy
- ▶▶▶ Maintain the principles of Green Belt designation

Economic Objectives

- ▶▶▶ Maintain a high and stable level of employment by supporting economic modernisation
- ▶▶▶ Improve peoples' access to job opportunities in new technologies
- ▶▶▶ Ensure opportunities for growth are linked to meeting the needs of the community
- ▶▶▶ Enable schemes that promote sustainable tourism
- ▶▶▶ Ensure sufficient sites are provided to ensure sustainable economic growth
- ▶▶▶ Provide positive support towards rural diversification
- ▶▶▶ Encourage cross-border economic linkages



Chapter 4

Monitoring the Bromsgrove District Local Plan 2004-2011

4.1 Introduction

Monitoring of housing and employment development has always been a key feature when monitoring Local Plan performance. However, more recently, councils are expected to undertake monitoring of other key developments that include retail, leisure and transport. The 2004 Planning and Compulsory Purchase Act requires local planning authorities to take a more dynamic approach to monitoring in order to appreciate the wider social, economic and environmental issues affecting their areas. The Act also promoted the effectiveness planning policies have on spatial change, and the monitoring process has adapted to acknowledge this. The Localism Act 2011 highlights that authorities need to continue monitoring. As well as monitoring the implementation of the LDS, they need to monitor the extent to which policies are being achieved. As the Bromsgrove District Plan 2011-2030 has not been published, the Local Plan adopted in 2004 is still the benchmark used for monitoring purposes.

Although the Government's Core Output Indicators were withdrawn in March 2011, Bromsgrove District Council has used these indicators as the basis for monitoring, but will also include a number of local indicators that are relevant to the District. The structure of Bromsgrove's AMR was amended slightly in 2008 to reflect the updated Core Output Indicators and again in 2011, and will continue in a similar fashion, albeit all the indicators will be known as local indicators.

4.2 Local Indicators

The main purpose of these indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policy. For chapters five to eight of the AMR, these indicators will be used to monitor the District's progress. Local Plan policies are implemented through the Development Control process. In measuring the extent to which objectives are being met, these sets of indicators will serve to identify where policies need to be strengthened, maintained, changed, or, if necessary, removed from the plan. The Local Indicators used are:

Business Development and Town Centres

- L1:** Total amount of additional employment floorspace - by type (B1, B2, B8)
- L2:** Total amount of additional employment floorspace in development and/or regeneration areas defined by LDF - by type (B1, B2, B8)
- L3:** Total amount of employment floorspace on previously developed land - by type (B1, B2, B8)
- L4:** Employment land available - by type (B1, B2, B8)
- L5:** Total amount of floorspace for 'town centre uses'
- L6:** Losses of employment land in:
 - (a) development/regeneration area
 - (b) Local Authority area
- L7:** Amount of employment land lost to residential development
- L8:** VAT Registered businesses - registrations/deregistrations

Housing

- L9:** Plan period and housing targets
- L10** (a): Net additional dwellings - in previous years
- L10** (b): Net additional dwellings - for the reporting year
- L10** (c): Net additional dwellings - in future years
- L10** (d): Managed delivery target (Housing Trajectory)
- L11:** Percentage of new dwellings completed at:
 - (a) less than 30 dwellings per hectare
 - (b) between 30 and 50 dwellings per hectare
 - (c) above 50 dwellings per hectare
- L12:** Number of bedrooms for completed dwellings
- L13:** New converted dwellings - on previously developed land
- L14:** Net additional pitches (Gypsy and Traveller)
- L15:** Gross affordable housing completions



Chapter 4

Transport, Local Services and the Built Environment

- L16:** Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework
- L17:** Amount of completed retail, office and leisure development respectively
- L18:** Amount of completed retail, office and leisure development respectively in town centres
- L19:** Amount of eligible open spaces managed to green flag award standard
- L20:** No. of listed buildings and archaeological sites on English Heritage's register of buildings/sites 'at risk'
- L21:** Number of listed buildings (all grades)
- L22:** Number of registered Parks, Gardens and Scheduled Monuments
- L23:** Number of Conservation Areas
- L24:** Number of Conservation Areas in Bromsgrove with an up to date Character Appraisal and Management Plan

Environmental Quality

- L25:** Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
- L26:** Change in areas of biodiversity importance
- L27:** Renewable energy generation



Chapter 5

Business Development and Town Centres

For the purposes of this Annual Monitoring Report, 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. The Council's methodology for employment monitoring only includes sites over 2,000sqm.

L1: Total amount of additional employment floorspace – by type (B1, B2, B8)

| Use Class Orders | Amount (m ²) |
|--|--------------------------|
| B1 | 0 |
| B8 | 0 |
| B1, B8 (Permission granted for both uses) | 0 |
| B1, B2, B8 (Permission granted for all three uses) | 31,370 |
| Total: | 31,370 |

Applications for B1, B2 and B8

| Application | Site Address | Parish | Area (m ²) |
|--------------|--|-------------|------------------------|
| 2010/0619 | Bromsgrove Technology Park, Plots 1-14 | Bromsgrove | 25,700 |
| 2008/0826 | Saxon Business Park, Plot 11, Phase 2 | Stoke Prior | 5,670 |
| Total | | | 31,370 |

L2: Total amount of additional employment floorspace in development and/or regeneration areas defined by LDF – by type (B1, B2, B8)

There was a total of **31,370m² (3.14ha)** of land which significant employment development has taken place on sites designated in the Local Plan for new employment development, or sites where an existing employment use is present. This was 100% of all employment development for this AMR period.

The revision of the RSS Phase 2 indicated that Bromsgrove District should make provision for a rolling five year supply of 7ha of readily available employment land with an indicative longer term requirement of 28ha employment land up until 2026. These figures were also the identified targets recognised as part of the Council's Draft Core Strategy 2 consultation in early 2011. These figures will be updated within the Bromsgrove District Plan 2011-2030, in line with an updated Employment Land Review, which is currently underway and expected to be published during 2013.

Table 4 shows that the 28ha required as an indicative long-term requirement of readily available employment land from 2006 until 2026, development has already been completed on 11.94ha of land since 2006. This is 42.6% of the District's total employment land requirement.

Table 4: Annual employment land completions 1st April 2006 - 31st March 2012
(Excluding land allocated at Ravensbank Business Park and Longbridge)

| Year | Commitments (m ²) | Windfalls (m ²) | Total Completions (m ²) |
|-------------------------|-------------------------------|-----------------------------|-------------------------------------|
| April 2006 – March 2007 | 22,060.97 | 3,754.6 | 25,815.57 |
| April 2007 – March 2008 | 16,915.33 | 9,509.21 | 26,424.54 |
| April 2008 - March 2009 | 16,787.26 | 0 | 16,787.26 |
| April 2009 - March 2010 | 13,832 | 0 | 13,832 |
| April 2010 - March 2011 | 0 | 5,205.96 | 5,205.96 |
| April 2011 - March 2012 | 31,370 | 0 | 31,370 |
| TOTAL: | 100,965.56 | 18,469.77 | 119,435.33 |



Chapter 5

L3: Total amount of employment floorspace on previously developed land – by type (B1, B2, B8)

| Application | Description | Use | Area (m ²) |
|--------------|--|------------|------------------------|
| 2010/0619 | Bromsgrove Technology Park, Plots 1-14 | B1, B2, B8 | 25,700 |
| 2008/0826 | Saxon Business Park, Plot 11, Phase 2 | B1, B2, B8 | 5,670 |
| Total | | | 31,370 |

There was a total of **31,370m²** of employment built on previously developed land, which equates to **100%**.

L4: Employment land available - by type (B1, B2, B8)

Employment Land not started 1st April 2011-31st March 2012 (Excluding land allocated at Ravensbank Business Park and Longbridge)

| Application No. | Site Address | Parish | Commitment | Use Classes | Area (m ²) |
|-----------------|---|--------------|-------------|-------------|------------------------|
| 2002/1014 | Former Garringtons / UEF works* | Bromsgrove | Not Started | B1, B2, B8 | 65,840 |
| 2007/0704 | Buntsford Business Park, Land Adjacent Sugar Brook Mill | Bromsgrove | Not Started | B2 | 4400 |
| 2007/0689 | Saxon Business Park - Plot 5, Phase 2 | Stoke Prior | Not Started | B1, B2, B8 | 5000 |
| 2010/0308 | Saxon Business Park - Plot 2B | Stoke Prior | Not Started | B1 | 1147 |
| 2009/0985 | Wildmoor Mill Farm, Mill Lane | Belbroughton | Not Started | B1 | 4510 |
| 2009/0136 | Wythall Green Business Park | Wythall | Not Started | B1, B2, B8 | 118000 |
| 2010/0614 | Holly Tree Farm | Wythall | Not Started | B1 | 1279 |
| Total | | | | | 200,176 |

* Originally 109,000 m² - Part of site completed or under construction as part of other applications



Chapter 5

Employment Land Supply 1st April 2006-31st March 2012 (Excluding land allocated at Ravensbank Business Park and Longbridge)

| | Square Metres (m ²) | Hectares (ha) |
|---|---------------------------------|---------------|
| Remaining Allocations (BROM6) | 18,000 | 1.8 |
| Completions - April 2012 | 119,435.33 | 11.94 |
| Sites under construction - April 2012 | 0 | 0 |
| Sites with planning permission not started - April 2012 | 200,176 | 20.02 |
| Total Commitments at 1st April 2012 | 200,176 | 20.02 |
| DCS2 Target | 280,000 | 28 |
| Total Employment Land April 2006 - April 2026 | 337,611.33 | 33.76 |

At 1st April 2012 a total of **20.02 hectares (ha)** of land was available with planning permission (either outline or detailed permission) for employment development within Bromsgrove District. As the table above indicates, the whole 20.02ha have not started and no commitments are under construction. This consisted of 15.7ha of mixed B1/B2/B8 uses, 6.13ha of mixed B1/B2 uses, and 1.14ha for B1 use, 0.44ha for B2 use, and 0.31 for B8 use. Since 2006 (the beginning of the RSS/DCS2 plan period) there have been 8.81ha of completed development, which combined with the land not yet completed, equates to 32.55ha against the RSS/DCS2 target of 28ha for Bromsgrove District between 2006 and 2026. A further 1.8ha of employment land is allocated in the form of BROM6 - a site identified within the District Local Plan. This brings the total employment land supply within Bromsgrove District to 34.35ha, which if all complete, would exceed the RSS/DCS2 target up until 2026.

L5: Total amount of floorspace for 'town centre uses'

There were no completed developments or additional floorspace within the Town Centre Zone that was identified in the Bromsgrove District Council Local Plan for this AMR period.

L6: Losses of employment land in (a) development/regeneration area, and, (b) local authority area

There were no losses of employment land in either employment/regeneration areas or the local authority area for this AMR period.

L7: Amount of employment land lost to residential development

There was no employment land lost to residential development with the District for this AMR period.



Chapter 5

L8: VAT Registered businesses - registrations/deregistrations

Table 5 below shows the number of VAT registered businesses in Bromsgrove District. VAT registered businesses are an indicator of the health of the business population. In 2007 (the most up-to-date statistic on this indicator), Bromsgrove District had significantly more registrations than deregistrations. The number of registrations was almost equal to the national and above regional levels, which implies that the business economy is relatively strong.

Table 5: VAT Registered Businesses
Percentages are based on stock (at end of year)

| | Bromsgrove (numbers) | Bromsgrove (%) | West Midlands (%) | Great Britain (%) |
|------------------------|----------------------|----------------|-------------------|-------------------|
| Registrations | 390 | 10.0 | 9.4 | 10.2 |
| Deregistrations | 250 | 6.4 | 7.2 | 7.3 |
| Stock (at end of year) | 3,905 | - | - | - |

Source: Nomis - VAT Registrations/Deregistrations by Industry (2007)



Chapter 6

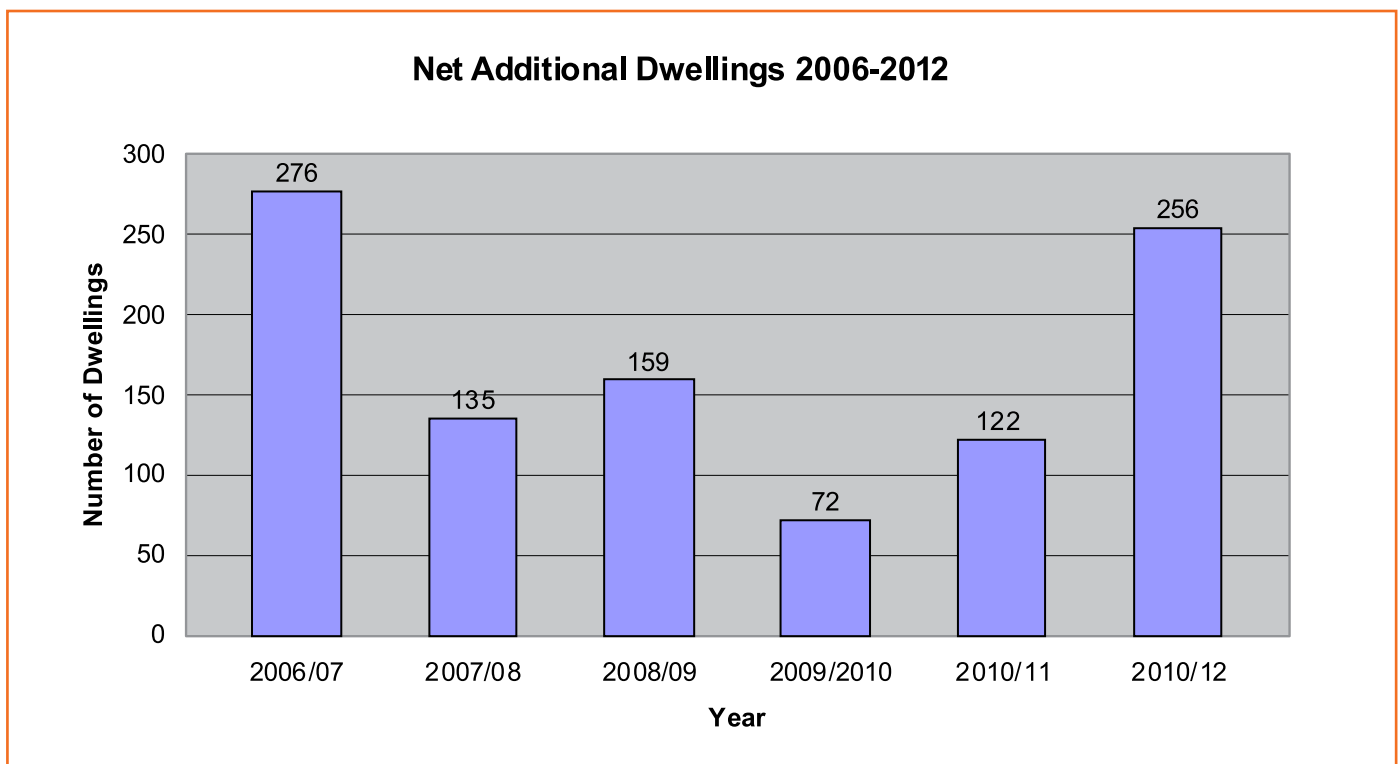
Housing

L9: Plan period and housing targets

For the purposes of this report, a figure of 7,000 dwellings from 2011/12 to 2029/30 will be used when calculating targets and five-year land supplies. This figure was derived from the Worcestershire Strategic Housing Market Assessment (February 2012).

| Housing Proposals (Net) | | |
|-------------------------|---------------------------|----------------|
| Time Period | Indicative Annual Average | Proposed Total |
| 2011-2030 | 368.4 | 7000 |

L10: Net additional dwellings: (a) in previous years (b) for reporting year



There has been an average of 170 net additional dwellings since 2006, which is a total of 1020 dwellings. There have been **256** actual net completions for this reporting year.



Chapter 6

L10 (c): Net additional dwellings in future years

Table 6: Summary of Housing Potential (SHLAA 2012)

| | Under Construction | Extant Permissions | Potential Housing Sites | Windfall Allowance | Totals |
|------------------------------|--------------------|--------------------|-------------------------|--------------------|-------------|
| 2012-2017 | 122 | 598 | 1105 | 120 | 1945 |
| 2017-2022 | 0 | 0 | 1808 | 150 | 1958 |
| 2022-2030 | 0 | 0 | 174 | 240 | 414 |
| Total Potential Yield | | | | | 4317 |

Derived from updated Strategic Housing Land Availability Assessment (SHLAA, August 2012), the figures in table 6 clearly show that there is potential to deliver a significant number of homes in the next 10 years however this is not case beyond 2022. When including completions during the first year of the plan period (256) the total capacity to 2030 is 4,456. This leaves a maximum shortfall of 2,544 if the total of 7,000 homes is to be reached by 2030. A full Green Belt Review will therefore be necessary to identify sites for the last 8 years of the plan period.

Target at 7,000 (2011 to 2030) including the above mentioned shortfall

| | 11/12 Cur | 12/13 1 | 13/14 2 | 14/15 3 | 15/16 4 | 16/17 5 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 |
|---------------|--------------|------------|------------|------------|------------|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Net Additions | 256 | 144 | 174 | 354 | 514 | 759 | 493 | 431 | 350 | 356 | 328 | 133 | 101 | 30 | 30 | 30 | 30 |
| Hectares | | 4.8 | 5.8 | 11.8 | 17.1 | 25.3 | | | | | | | | | | | |
| Target | | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 | 369 |

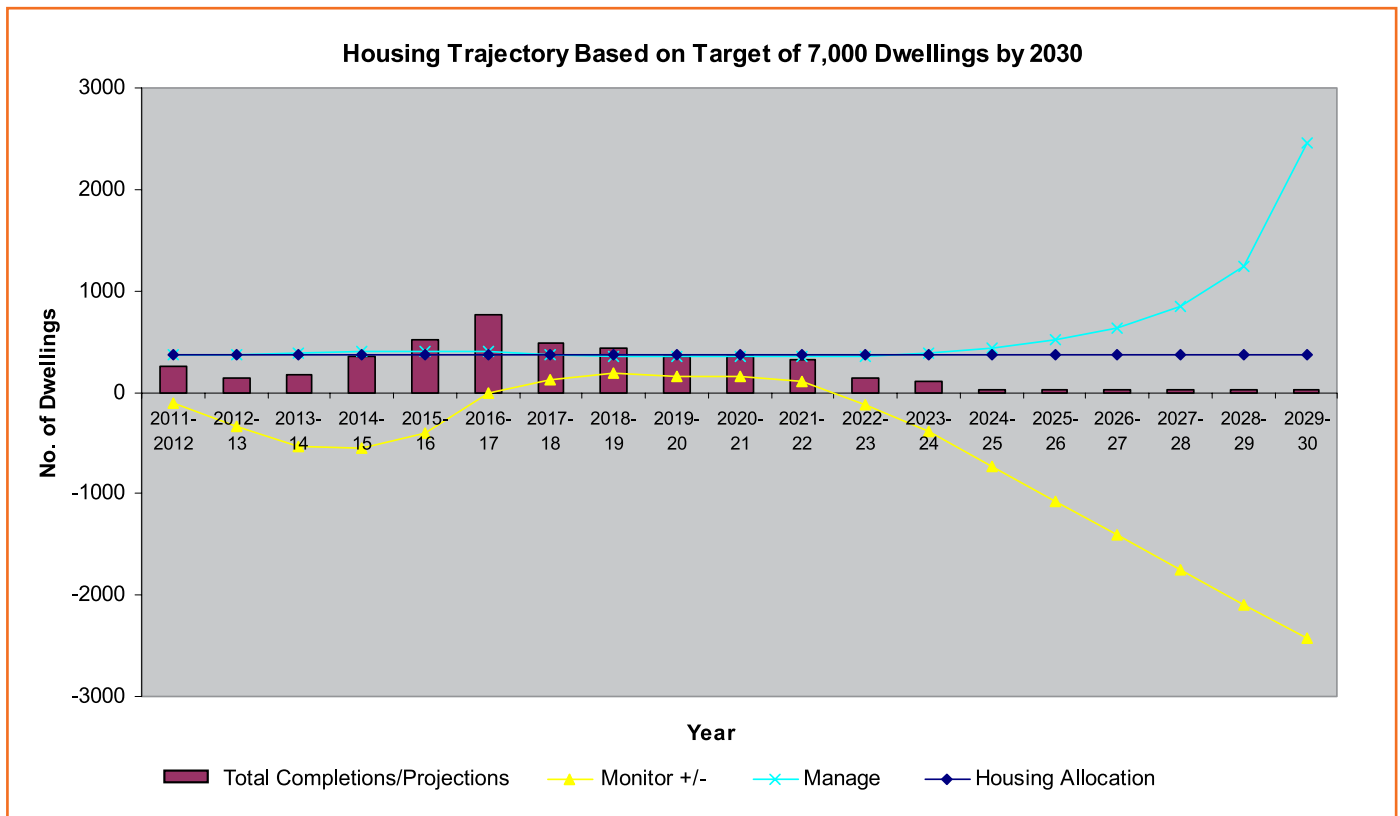
Target at 7,000 (2011 to 2030) including the above mentioned shortfall *continued*

| | 28/29 | 29/30 | | | | | | | | | | | | | | | |
|---------------|-------|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Net Additions | 30 | 30 | | | | | | | | | | | | | | | |
| Hectares | | | | | | | | | | | | | | | | | |
| Target | 369 | 369 | | | | | | | | | | | | | | | |



Chapter 6

L10 (d): Managed Delivery Target



The graph above shows housing delivery based on the sites included within the SHLAA (August 2012). The monitor line shows that in the early years of the plan period the cumulative allocation is unlikely to be achieved but this would be addressed in the middle of the plan period as delivery rates increases on the larger sites. The manage line highlights the annual requirement at any one point in time and identifies that the annual requirement will increase rapidly in the later part of the period when targets are not being achieved.

The housing trajectory is based on the detailed information contained within SHLAA (August 2012). This document provides a detailed breakdown of when each site is expected to come forward and how many dwellings would be built on each site in a particular year.

Much of the information has been sourced from the developers/landowners acting on the sites. Naturally, the figures used are considered to be a best estimate at the current time taking into account economic conditions and planning permission being granted within a reasonable period of time. It should be noted that some of the sites are current planning applications whilst some of the others at the formal pre-application stage with a view to an application is being submitted within the next twelve months. It is important to re-affirm that this data is being used to inform the plan making process and does not pre-determine whether planning permission should be granted. Each planning application will be assessed on its individual planning merits.



Chapter 6

L11: Percentage of new dwellings completed at: (a) less than 30 dwellings per hectare (b) between 30 and 50 dwellings per hectare (c) above 50 dwellings per hectare

| Density of new Housing Development 2011/12 (Gross) | | |
|--|------------------|----------------|
| Density of Site | No. of Dwellings | Percentage (%) |
| <30 dwellings per hectare | 31 | 12% |
| 30-50 dwellings per hectare | 215 | 82% |
| >50 dwellings per hectare | 15 | 6% |
| Total | 261 | 100% |

Core Policy 6 Housing Mix within the Bromsgrove District Council's Draft Core Strategy 2 aims to maximise levels of development on sites. It strives to achieve a minimum of 30 dwellings per hectare across the District. The emerging Bromsgrove District Plan is expected to have a similar policy.

Over the last few years, the majority of housing built has been above the threshold of 30 dwellings per hectare. In 2009 it was 79.2% of all dwellings, and then in 2010 it reduced to 55%, before increasing to 65% last year.

This monitoring year has seen a significant increase with 88% of all completions built at the minimum density threshold.

L12: Number of bedrooms for completed dwellings 2011/12

| | 1 bed | 2 bed | 3 bed | 4+ bed | Total |
|--------------|-----------|------------|-----------|-----------|------------|
| Houses | 2 | 67 | 80 | 43 | 192 |
| Flats | 26 | 43 | 0 | 0 | 69 |
| Total | 28 | 110 | 80 | 43 | 261 |

Bromsgrove is renowned for a considerable number of large properties aimed at the more affluent due to its favourable location in relation to the MUA for commuters. The SMHA (2012) indicated there is a demand/need for homes across the District of all sizes; however the majority of households in need require 2 bedrooms (78%) and is likely to be attributed to the high levels of single person, pensioner and couple households in need within the District.

This was emphasised in the Housing Market Assessment in 2008, which illustrated, due to the demographic make-up of the District, there was a growing need for smaller properties. In particular there was a need for 850 two bed general need properties and 4,800 two bed properties for people of retirement age.

The Draft Core Strategy 2 consulted in January 2011 strived to tackle this issue, with Core Policy 6 Housing Mix ensuring mixed and vibrant communities are created by focusing delivery on 2 and 3 bedroom properties.

The last four years has seen a major increase in smaller properties being completed across Bromsgrove. During the 08/09 monitoring period, 83% of completions were 3 bed or smaller and this high figure was also achieved during 09/10 with 80% and 10/11 with 75% of completions being 3 bed or smaller. This trend continued in 2012 with 84% of completions being 3 bed or smaller.



Chapter 6

L13: New and converted dwellings on previously developed land

It must be noted that this monitoring indicator changed in 2011 from previous years due to alterations of Planning Policy Statement 3. The amended version of PPS3 (published June 2010) reclassified residential gardens and they no longer fell within the definition of previously developed land. PPS3 has subsequently been revoked and replaced by the NPPF. The NPPF states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The glossary of the NPPF also excludes residential gardens as being part of the definition of 'previously developed land'.

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. As garden land has been removed from the definition of previously developed land, a number of commitments are now reclassified as Greenfield land.

A core planning principle highlighted within the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

The table below highlights the amount and percentage of housing built on Brownfield and Greenfield land in Bromsgrove from the period April 2004 to March 2012. In previous years Bromsgrove has achieved high figures of housing built on Brownfield land, however, this year the figure has decreased dramatically. Only 37.55% of housing was built on Brownfield land this year, which is mainly due to the completion of 139 dwellings at Perryfields Road, which was agricultural land and part of a strategic site identified in the Core Strategy. The use of building on Brownfield land will become increasingly difficult to achieve in future years as brownfield sites diminish and greenfield areas are required to meet the housing needs of the District. The Draft Core Strategy 2 identified three Strategic Sites, as well as a number of other potential development locations, all of which are on greenfield land.

Housing Supply - Brownfield Land Type

| | Dwellings completed | | | | | | | | % of total completions | | | | | | | |
|-------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------|-------------|-------------|---------------|---------------|---------------|---------------|---------------|
| | 04/04-03/05 | 04/05-03/06 | 04/06-03/07 | 04/07-03/08 | 04/08-03/09 | 04/09-03/10 | 04/10-03/11 | 04/11-03/12 | 04/04-03/05 | 04/05-03/06 | 04/06-03/07 | 04/07-03/08 | 04/08-03/09 | 04/09-03/10 | 04/10-03/11 | 04/11-03/12 |
| Residential land | 122 | 110 | 69 | 84 | 58 | 35 | 38 | 8 | 23% | 32% | 25% | 55.26% | 34.52% | 40.68% | 27.54% | 3.07% |
| Employment land | 247 | 180 | 140 | 18 | 88 | 5 | 13 | 14 | 47% | 52% | 50.7% | 11.84% | 52.38% | 6.1% | 9.42% | 5.36% |
| Retail land | 2 | 1 | 5 | 7 | 4 | 0 | 2 | 1 | 0% | 0.02% | 1.8% | 4.6% | 2.38% | 0% | 1.45% | 0.38% |
| Other Brownfield | 123 | 25 | 26 | 20 | 10 | 20 | 46 | 75 | 23% | 7% | 9.4% | 13.16% | 5.95% | 24.39% | 33.33% | 28.74% |
| Total Brownfield | 494 | 316 | 240 | 129 | 160 | 60 | 99 | 98 | 93% | 91% | 87% | 84.87% | 95.23% | 73.17% | 71.74% | 37.55% |

Housing Supply - Greenfield Land Type

| | Dwellings completed | | | | | | | | % of total completions | | | | | | | |
|-------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------|-------------|---------------|---------------|--------------|---------------|---------------|---------------|
| | 04/04-03/05 | 04/05-03/06 | 04/06-03/07 | 04/07-03/08 | 04/08-03/09 | 04/09-03/10 | 04/10-03/11 | 04/11-03/12 | 04/04-03/05 | 04/05-03/06 | 04/06-03/07 | 04/07-03/08 | 04/08-03/09 | 04/09-03/10 | 04/10-03/11 | 04/11-03/12 |
| Agricultural land | 7 | 9 | 8 | 0 | 0 | 20 | 20 | 145 | 1% | 3% | 2.9% | 0% | 0% | 24.3% | 14.49% | 55.56% |
| Agricultural Buildings | 25 | 10 | 25 | 6 | 5 | 2 | 3 | 5 | 6% | 3% | 9.06% | 3.95% | 2.98% | 2.44% | 2.17% | 1.92% |
| Other Greenfield | 0 | 11 | 3 | 17 | 3 | 0 | 16 | 13 | 0% | 3% | 1.09% | 11.18% | 1.79% | 0% | 11.59% | 4.98% |
| Total Greenfield | 32 | 30 | 36 | 23 | 8 | 22 | 39 | 163 | 7% | 9% | 13.04% | 15.13% | 4.77% | 26.83% | 28.26% | 62.45% |

The proportion of new and converted dwellings completed on previously developed land during the 2011/12 AMR period was **37.55%**. This consisted of 3.07% on residential land, 5.36% on employment land and 29.12% on other brownfield land.



Chapter 6

L14: Net additional pitches (Gypsy and Traveller)

There were no new gypsy and traveler pitches provided this monitoring year. The Gypsy and Travellers Accommodation Assessment (2008) has identified that no additional pitches are required in Bromsgrove in the five year period between 2008 and 2013. The Council is currently working towards the publication of the District Plan. If circumstances change or a greater demand is identified after 2013, it is anticipated that the District Plan will include a set of criteria for permanent gypsy and traveler sites and possibly broad locations for such development.

L15: Gross affordable housing completions

| Affordable Housing Completions 2010/11 (Gross) | | | | | | |
|--|---|------------|-------------|-------------------------|------------------------|-----------------|
| Application | Site | Parish | Area (ha) | Social Rented Dwellings | Intermediate Dwellings | Total Dwellings |
| 2009/0989 | Alvechurch C of E Middle School, Tanyard Lane | Alvechurch | 2.37 | 6 | 7 | 13 |
| 2010/0575 | Perryfields | Bromsgrove | 4.10 | 0 | 0 | 139 |
| 2009/0618 | Forest Way, Hollywood | Wythall | 0.14 | 5 | 0 | 5 |
| Total | | | 6.61 | 11 | 7 | 157 |

The number of affordable housing completions has increased significantly from the total achieved in last years AMR (157 compared with 65). This is mainly due to a 100% affordable housing scheme at Perryfields Road.

This figure was above the Bromsgrove District Council's target of 80 per annum, which was proposed as part of the Council Plan 2009/12. This plan aimed for 240 affordable dwellings over the three year period, this target has been successfully achieved with 283 affordable dwellings built between 2009 and 2012.

The Worcestershire SHMA (2012) indicates that the analysis of the current need for affordable housing in the authority over the next five years indicates a high demand for this tenure. An annual need of 219 affordable properties is calculated as being required to meet the future needs over the next five years and the existing backlog. This reflects the impact of rising house prices over the first half of the last decade and the continued pressures on wages as well as the availability of mortgage finance. It also reflects the fact that affordable housing makes up a relatively low proportion of the overall stock in Bromsgrove currently, approximately 10%,

a proportion which is considerably below the national average of 20%.

The housing supply position in previous years meant it was extremely challenging to achieve a modest target year after year, as there was a total reliance on sites coming forward for 100% affordable housing. This issue should continue to improve since SPG10 was lifted in January 2010. It is clear from the last three years that affordable housing completions are going in a positive direction and this year they accounted for 60% of the new dwellings total achieved across the District.

The realisation is that the demand for affordable housing is continuing to increase, and this issue is was addressed in the Draft Core Strategy 2 and will continue to be addressed in the emerging District Plan 2011-2030. Policy CP4 regarding the Bromsgrove Town expansion sites and other development sites, as well CP7, strive to achieve affordable housing. Where there is a net increase of 5 or more dwellings or the site is equal or greater than 0.2 hectares a 40% affordable housing provision will be expected onsite. The Council will seek to achieve 2/3 social rented and 1/3 intermediate housing.



Chapter 7

Transport, Local Services and the Built Environment

Responsibility for the transport network falls on three agencies: The Highways Agency, Worcestershire County Council, and Bromsgrove District Council. Bromsgrove District Council is responsible for the provision of public car parks and for ensuring that planning proposals are compatible with transport policy. The Highways Agency is responsible for the M5 and M42 motorways. Worcestershire County Council as Highway Authority is responsible for public transport, and other highways and traffic management and the maintenance of public footpaths.

Car Ownership

| Transport (all Households) | Value | England and Wales Rank/376 (proportion) | Regional Rank/34 (proportion) |
|-------------------------------------|--------|---|-------------------------------|
| Households without car/van | 4,686 | 355 | 34 |
| Households with 1 car or van | 13,971 | 341 | 33 |
| Households with 2 or more cars/vans | 16,511 | 21 | 2 |

Source: Office for National Statistics, Crown Copyright, Revised February 2003

Travel to Work

| Travel to work (all people aged 16-74 in employment) | Value | England and Wales Rank/376 (proportion) | Regional Rank/34 (proportion) |
|--|--------|---|-------------------------------|
| Travel to work by car | 32,232 | 15 | 4 |
| Travel to work by public transport | 2,496 | 250 | 15 |

Source: Office for National Statistics, Crown Copyright, Revised February 2003



Chapter 7

L16: Percentage of completed non-residential development complying with car parking standards set out in the Local Plan

All non-residential development during this AMR period has complied with car parking standards set out in Worcestershire County Council's Local Transport Plan 3 (LTP3).

L17: Amount of completed retail, office and leisure development respectively

Throughout this AMR period, there has been no completed retail or leisure development in Bromsgrove District. There was no additional floorspace completed solely for office (B1) use.

L18: Amount of completed retail, office and leisure development respectively in town centres

There were no completed developments or additional floorspace within the Town Centre Zone that was identified in the Bromsgrove District Council Local Plan for this AMR period. The major redevelopments proposed for the town centre means that any piecemeal development at this time could compromise ability to deliver a cohesive and comprehensive redevelopment. The Draft Area Action Plan published in January 2011 highlights a number of areas in the town centre that have potential development opportunities.

L19: Amount of eligible open spaces managed to green flag award standard

A total of 86 awards were granted to Local Authorities across the West Midlands region throughout 2012. Bromsgrove District Council has been awarded two 'Green Flag Awards'. Sanders Park has achieved the standard consecutively from 2006. This year Lickey End Park also received the award for the second year running. The park includes a high quality play area, and there is evidence of endangered water vole activity there, it has a viewing platform so visitors can enjoy the wildlife. In addition to the care and attention provided by the District Council, eco-days and clean-up days with the

local school and residents have helped create a park that the visiting 'Keep Britain Tidy' judges agreed is in top condition for visitors of all ages. Waseley Hills Country Park also has a 'Green Flag Award' which is in the District but managed by Worcestershire County Council.

L20: No. of listed buildings and archaeological sites on English Heritage's register of buildings/sites 'at risk'

Owners of listed buildings have a legal obligation to keep them wind and water tight. Formal action can be taken by the Council in the form of an Urgent Works Notice or Repairs Notice to ensure the preservation of a Listed Building. A national register of heritage sites at risk is produced annually by English Heritage and includes ancient monuments, Grade I and II* Listed Buildings and Conservation Areas at risk. From Bromsgrove District four listed buildings, five scheduled monuments, the registered historic park at Hewell Grange and Bromsgrove Town Centre Conservation Area are included on the 2012 "Heritage at Risk" Register. These eleven sites on English Heritage's register of buildings/sites at risk are:

- ▶▶▶ Moated Site at Tardibigge Farm, Bentley Paucefoot
- ▶▶▶ The Banqueting Orchard moated Site, Bentley Paucefoot
- ▶▶▶ Dodford Priory moated site, Dodford with Grafton
- ▶▶▶ Standing cross in St. Leonards Churchyard, Frankley
- ▶▶▶ Temple of Theseus, Hagley Hall, Hagley
- ▶▶▶ Moated Site at Blackgreves Farm, Wythall
- ▶▶▶ Hewell Grange Historic Park, Tutnall and Cobley
- ▶▶▶ Bromsgrove Town Centre Conservation Area
- ▶▶▶ Congregational Chapel, Chapel Street, Bromsgrove
- ▶▶▶ Church of All Saints, Birmingham Road, Bromsgrove
- ▶▶▶ The Rotunda, Hagley

There was an increase from nine to eleven sites at risk in 2012. There were no sites taken off the register and two added (Church of All Saints and The Rotunda).



Chapter 7

L21: Number of listed buildings (all grades)

There are currently 469 Listed Buildings in the Bromsgrove District. A total of six are Grade I Listed, twenty-seven Grade II* Listed and the remaining 436 are Grade II Listed.

L22: Number of registered Parks, Gardens and Scheduled Monuments

There are two registered historic parks in Bromsgrove District, Hagley Park which is Grade I and Hewell Grange which is Grade II*. Although inclusion of an historic park or garden in the national register brings no additional planning controls, the registration is a material consideration when assessing applications for Planning Permission. There are 13 Scheduled Monuments within the Bromsgrove District (most of which are either moated sites or historic religious centres) and 839 sites of some archaeological interest.

L23: Number of Conservation Areas

There are 12 Conservation Areas within the Bromsgrove District which are designated as having special architectural or historic interest. The most recent being St. Johns Conservation

Area, which was designated on 1st June 2011 by the Council's Cabinet incorporating part of the Bromsgrove Town Conservation Area, Bromsgrove Cemetery and some additional properties on Church Lane, Church Road and Crown Close. Formal amendments were also made to the Bromsgrove Town Conservation Area boundary to remove properties to the west of Hanover Place and the section of St. Johns which was transferred to the new St. Johns area.

L24: Number of Conservation Areas in Bromsgrove with an up to date Character Appraisal and Management Plan

There are only four published Conservation Area Character Appraisals, which are for Alvechurch, Bromsgrove Town, Hewell Grange, and St John's, but Alvechurch's is somewhat outdated as it was produced in April 1969. There are another four draft character appraisals for other Conservation Areas in the District which were produced between 2010 and 2012, and four with no character appraisals at all. The only management plans are drafts for the Bromsgrove Town Centre and Belbroughton Conservation Areas, which was produced in November 2010 and July 2012 respectively.

| Name | Date of Designation | Boundary Reviewed | Character Appraisal Produced | Management Plan Produced |
|--------------------------------|---------------------|---------------------|------------------------------|--------------------------|
| Alvechurch | 1968 | No | April 1969 | No |
| Bart Green | Sept 2000 | No | No | No |
| Belbroughton | 1969 | 1975 | No | No |
| Beoley | August 1980 | No | Draft January 2011 | No |
| Bromsgrove Town | 1968 | 1983, 1989 and 2009 | June 2011 | Draft November 2010 |
| Clent | March 1981 | No | No | No |
| Dodford | August 1975 | No | Draft January 2011 | No |
| Hagley | October 1987 | No | Draft April 2010 | No |
| Hewell Grange | October 2010 | No | August 2010 | No |
| Holy Cross | 1981 | No | No | No |
| St. John's | June 2011 | No | June 2011 | No |
| Worcester and Birmingham Canal | June 1987 | No | No | No |



Chapter 8

Environmental Quality

L25: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

There were no planning applications granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality for the AMR period 2011/12.

There have been no new sites of international or national significance designated during this monitoring year or any additions to the list of Sites of Specific Scientific Interest (SSSI) within Bromsgrove District.

L26: Change in areas of biodiversity importance, including:

- (a) Change in priority habitats and species (by type)**
- (b) Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.**

During 2012 there have been three new areas designated as Special Wildlife Sites (SWS) in Bromsgrove District and one SWS has been extended.

Table 7: New and extended Special Wildlife Sites

| Name of Site | Main Habitat | Size/length (HA or Km) | Parish | Change |
|--|------------------------------------|------------------------|-------------------|---|
| Brothertons Wood and Meadow | Broadleaved Woodland and Grassland | 7.8ha | Bentley Paucefoot | Site extended to include adjoining small meadow |
| Bentley House (Blacklake Lane Meadows) | Grassland | 3.35ha | Bentley Paucefoot | New designation |
| Bentley House Pasture and Marsh | Grassland and Marsh | 4.61ha | Bentley Paucefoot | New designation |
| Tardibigge Cottage Meadow and Marsh | Grassland and Marsh | 2.47ha | Bentley Paucefoot | New designation |



Chapter 8

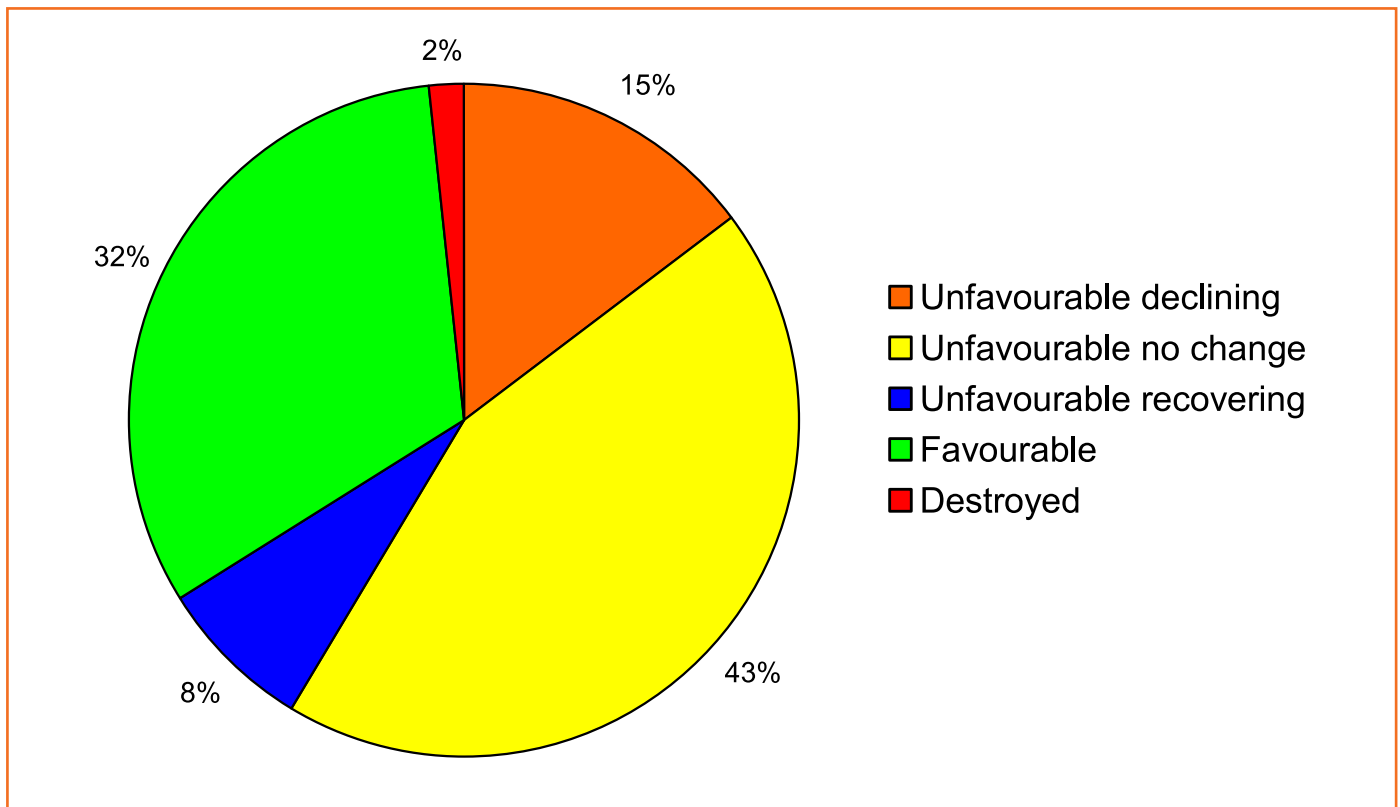
Table 8: Condition of SSSI Units in Bromsgrove District

| Name of Site | Main Habitat | Size (HA) | Condition Assessment | Latest Assessment Date |
|-----------------------------------|---|-----------|-------------------------|------------------------|
| Berry Mound Pastures | Neutral Grassland - lowland | 11.81 | Unfavourable recovering | December 2010 |
| Bittell Reservoirs | Standing open water and canals | 65.76 | Unfavourable no change | September 2006 |
| Burcot Lane Cutting | Earth heritage | 0.38 | Favourable | March 2009 |
| Hewell Park Lake | Standing open water and canals | 21.07 | Favourable | October 2009 |
| Hopwood Dingle | Broadleaved, mixed and yew woodland - lowland | 7.14 | Favourable | June 2009 |
| Hurst Farm Pastures | Neutral Grassland - lowland | 2.17 | Favourable | May 2010 |
| Little Royal Farm Pastures | Neutral Grassland - lowland | 3.29 | Favourable | July 2011 |
| Madeley Heath Pit | Earth heritage | 2.74 | Destroyed | September 2010 |
| Oakland Pasture | Neutral Grassland - lowland | 1.05 | Unfavourable no change | September 2011 |
| Penorchard & Spring Farm Pastures | Neutral Grassland - lowland | 15.44 | Favourable | June 2009 |
| Romsley Hill | Neutral Grassland - lowland | 13.64 | Unfavourable declining | July 2011 |
| Romsley Manor Farm | Neutral Grassland - lowland | 9.07 | Unfavourable declining | Jun 2011 |
| Sling Gravel Pits | Earth heritage | 1.05 | Unfavourable recovering | March 2012 |

Source: Natural England - Condition of SSSI units (2012)

Chapter 8

Condition of SSSI's in Bromsgrove District



The table and pie chart above illustrates the condition report of the SSSI's within Bromsgrove District as of 1st December 2012. Only two sites were assessed during this monitoring year and there have been one change since the last monitoring period, which was a positive outcome. One site has improved from 'unfavourable no change' to 'unfavourable recovering'.

Originally the Government's Public Service Agreement (PSA) target was set to have 95% of the SSSI area in favourable or recovering condition by 2010. Nationally, 96.07% of SSSI's are in favourable or recovering condition, 90.14% in Hereford and Worcestershire, and only 39.6% in Bromsgrove District.

L27: Renewable energy generation

There was no notable renewable energy capacity provided in the District between 2011 to 2012. However on a small scale, there were photovoltaic panels installed at 325 domestic properties with a total energy capacity of 1.053MW.

There were also five commercial installations resulting in 0.129MW of energy. That is a total of 1.182MW worth of renewable energy for the monitoring period.

One of the Core Planning Principles within the NPPF supports "the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy). It will be important for future District Plan policies to require new development to incorporate measures to generate a proportion of their energy needs from renewable sources, which would ensure the delivery of some capacity and help to cut carbon emissions, a major cause of global warming.



Appendix 1

Glossary

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

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.

Authorities Monitoring Reports (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 plan and adopted SPDs are being achieved.

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

Conservation Area - Conservation Areas are designated by the District Council as areas of special architectural or historic interest, the character and appearance of which the Council considers desirable to preserve or enhance.

Core Output Indicators - The core measures of sustainable development the Government use to require authorities to monitor. They were removed in March 2011 along with the 2005 Good Practice Guide.

District Plan - Formerly the Core Strategy, a development plan document setting the vision, objectives, monitoring and implementation framework. All development plan documents must comply with the District Plan.

DCLG - The Government Department for Communities and Local Government.

Development Plan Documents (DPDs) - Planning Policy documents outlining the key development goals. They include the District Plan, site-specific allocations of land and Area Action Plans.

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 Flag Award Standard - National standard for parks and green spaces in England and Wales.

Housing Trajectory - Means of showing past and likely future levels of housing provision.

Local Biodiversity Action Plan (LBAP) - 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.

Local Development Framework (LDF) - A folder of documents, providing the framework for planning in the District and to guide planning decisions. This term no longer exists as PPS12 was revoked as part of the adoption of the NPPF.

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

Local Plan - Local planning policy and proposal document adopted under the previous planning system.

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.



Appendix 1

National Planning Policy Framework (NPPF) -

The NPPF was published in March 2012, replacing past Planning Policy Statements/Guidance (PPSs/PPGs), and sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Planning Obligations - Legal agreements between a planning authority and a developer that ensure that certain extra works related to a development are undertaken. For example, the provision of highway works. More commonly known as 'Section 106 agreements'.

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. These were replaced by the NPPF in March 2012.

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.

Priority Habitats and Species - Priorities compiled by regional bio-diversity partnerships, reflecting those in the national bio-diversity action plan and those agreed by local biodiversity partnerships at the sub-regional level.

Regional Spatial Strategy (RSS) - A 15 to 20 year strategy prepared by the Regional Planning Body identifying the scale and distribution of new housing development, areas of regeneration, expansion or sub-regional planning and specifying priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The relevant RSS for both Bromsgrove and Redditch is the West Midlands Regional Spatial Strategy (WMRSS). The 2011 Localism Act intends to abolish RSSs. However, the emphasis of the NPPF that local plans must be based on objectively assessed development means that the evidence produced and considered in the preparation of the WMRSS (including the independent testing of evidence at the WMRSS Examination in Public 'The Panel Report') will continue to be material planning considerations.

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

Secretary of State - The Government Minister responsible for Town and Country Planning.

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.

Special Wildlife Site (SWS) - 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 to sites of national wildlife or geological interest. Natural England is responsible for identifying and protecting these sites.

Supplementary Planning Documents/Guidance (SPDs/SPGs) -

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



Appendix 1

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.

Windfalls or Windfall Sites - Sites that come forward for development that have not been specifically identified as available for development within the Local Plan.

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 manner. The term is often used in the context of 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.



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