



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

WEDNESDAY, 28TH MARCH, 2007 AT 2.00 PM

COUNCIL CHAMBER, THE COUNCIL HOUSE, BURCOT LANE, BROMSGROVE

MEMBERS: Councillors Mrs. J. Dyer M.B.E. (Chairman), P. J. Whittaker (Vice-Chairman), G. N. Denaro, Mrs. K. M. Gall, R. Hollingworth, G. H. R. Hulett, Mrs. J. D. Luck, N. Psirides JP, J. A. Ruck, Mrs. M. A. Sherrey JP, C. J. Tidmarsh and C. J. K. Wilson

AGENDA

1. To receive apologies for absence and notification of substitutes
2. To receive the Minutes of the Meeting held on 6th February 2007 (Pages 1 - 4)
- 3.
3. Joint Working on the Regional Spatial Strategy Phase Two Allocations Housing Study (Pages 5 - 16)
4. Local Development Scheme (Pages 17 - 54)
5. Saving Local Plans Policies (Pages 55 - 126)
6. Dodford Conservation Area Appraisal (To Follow)
7. To consider any other business, details of which have been notified to the Head of Legal and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting.

K. DICKS
Acting Chief Executive

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

This page is intentionally left blank

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

TUESDAY, 6TH FEBRUARY, 2007

PRESENT: Councillors Mrs J. Dyer M.B.E (Chairman), P.J. Whittaker (Vice-Chairman), G.N. Denaro, Mrs K. M. Gall, R. Hollingworth, G.H.R Hulett, Mrs J.D. Luck, N. Psirides J.P., J.A. Ruck, Mrs M.A. Sherrey J.P, C.J. Tidmarsh and C.J.K. Wilson.

Observers Councillor G.G. Selway

Officers Mr. D. Hammond, Mr. M. Dunphy, Ms. R. Williams, Ms. H. Guest, Ms. H. Pankhurst and Ms. R. Cole.

13/06 APOLOGIES

An apology for absence was received from Councillor D.C. Norton.

14/06 MINUTES

The Minutes of the Meeting of the Working Party held on 25th September 2007 were submitted.

RESOLVED: that the Minutes of the Meeting be approved and confirmed as a correct record.

15/06 PRESENTATION ON THE REGIONAL SPATIAL STRATEGY

The Chairman welcomed to the Meeting Mark Middleton from Worcestershire County Council. Mr. Middleton gave a presentation on the "partial revision" of the West Midlands Regional Spatial Strategy. Members were reminded of the importance of the Regional Spatial Strategy which had replaced the County Structure Plan as the statutory framework for development in the Region until at least 2021.

Following the presentation Members raised in particular the issues of new housing proposal figures and the interrelated issue of affordable housing. Mr. Middleton stated that there were three possible options for the numbers of new dwellings over a twenty five year period. The figures for Bromsgrove District were:

Option 1 - 3,800

Option 2 - 4,700

Option 3 - 7,200

There was concern that these figures appeared to be inconsistent with the Council's targets for provision of affordable housing. There was also discussion regarding the housing allocations of neighbouring Authorities and the implications of these in terms of Bromsgrove's role as a largely Green Belt Authority. The density of developments and the quality of design would also be important issues.

The Chairman thanked Mr. Middleton for his presentation and reminded members that the issues discussed would form part of this Council's response to the Regional Spatial Strategy revision.

RESOLVED: that the contents of the presentation be noted.

16/06 **CORE STRATEGY UPDATE**

A presentation was given which updated Members on the current position regarding the preparation of the Preferred Options Core Strategy. Members were reminded that the Core Strategy will contain a Spatial Vision, Strategic Objectives, Core Policies and a Monitoring and Implementation Framework.

It was reported that a number of Core Strategies submitted by other Authorities had been rejected by Central Government and that Bromsgrove was learning from the experiences of these Authorities. In particular it was clear there was a requirement for a strong evidence base in a number of areas such as PPG 17 Planning for Open Space, Sport and Recreation and work was planned to address this. Clearly recent Government Guidance and the West Midlands Regional Strategy would also inform the preparation of the Core Strategy.

RESOLVED: that the contents of the presentation be noted.

17/06 **LONGBRIDGE AREA ACTION PLAN - PREFERRED OPTIONS**

Consideration was given to a report on the preferred option for the redevelopment of the former MG Rover works at Longbridge. The work undertaken since the previous meeting of the Working Party was noted particularly in relation to the extensive public consultation which had taken place which had resulted in the receipt of over 1000 responses.

The report gave a summary of the preferred option and this was set out in detail in the Preferred Options Longbridge Area Action Plan and the site plans. It was noted that the next step would be the undertaking of a statutory consultation which would be likely to commence on 21st February 2007 for a six week period.

RECOMMENDED: that the Preferred Options Longbridge Area Action Plan be approved and that the statutory public consultation be undertaken.

18/06 **PLANNING POLICIES**

It was reported that at recent Meetings of the Planning Committee reference had been made to the need to review some of the existing Development

Control Policies. At present these Policies were scheduled for review in November/December 2008. The Policies referred to were relating to matters such as:

- Agricultural Diversification
- Nursing/Care Homes
- SPG10
- Residential Design Guide revision
- “Horseyculture”

It was suggested that in order to begin to address these and other Policies which appeared to be causing some concern, Officers report to this Working Party on the basis of one report per Meeting to allow for a consistent programme of debates throughout the period leading up to December 2008.

RESOLVED: that a programme of discussion and review of Development Control Policies be commenced on the basis of consideration of appropriate reports to this Working Party.

The meeting closed at 5.20 pm

Chairman

This page is intentionally left blank

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

28th MARCH 2007

JOINT WORKING WITH WORCESTERSHIRE COUNTY COUNCIL, WARWICKSHIRE COUNTY COUNCIL, REDDITCH BOROUGH COUNCIL AND STRATFORD DISTRICT COUNCIL, ON RSS PHASE TWO ALLOCATIONS HOUSING STUDY

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	David Hammond - Head of Planning and Environment Services

1. Summary

- 1.1 The following report outlines the current position in relation to the proposed housing allocations identified in the Regional Spatial Strategy Phase 2 Revision, and the proposed approach to commissioning a joint study to assess the validity of the figures being proposed for Redditch District.

2. Recommendation

- 2.1 That Members approve that work can begin on the RSS housing options study dependant on the financial commitment Bromsgrove District Council is required to make.

3. Background

- 3.1 Under the Planning and Compulsory Purchase Act 2004 the existing Regional Planning Guidance for the West Midlands had its status altered to the Regional Spatial Strategy (RSS) and formally became part of the development plan. As part of this process it was stipulated that the RSS undergo a phased revision of key topic areas.
- 3.2 Currently phase two of this revision is underway; this phase identifies specific targets for new levels of housing and employment development disaggregated down to district level. Appendix 1 of this report is the officer's response sent on behalf of the council on the implications of the levels of development being proposed in the region, below is a very brief summary.
- 3.3 The levels of new residential development being proposed are listed below.

	Bromsgrove	Redditch
Option 1	3800	4300
Option 2	4700	8200
Option 3	7200	13200

- 3.4 The implications for Bromsgrove in isolation are relatively straightforward. Under option 1 we would only be building to levels which would meet the locally generated need for new housing from within the district. Although it must be stressed we have already have nearly 3000 dwellings of this allocation in supply.
- 3.5 Under option two we would meet all of the locally generated need also some of the migration needs of the Major Urban Area. This option provides the opportunity to develop substantial numbers of new dwellings with a significant proportion of these being affordable housing.

Although as above nearly 3000 dwellings have already been completed or have planning permission and that figure needs to be taken out of the total proposed.

- 3.6 Option three whilst giving the opportunity to provide the highest number of affordable housing in the district, also caters more for the needs of the conurbation. Under this option the majority of these houses would provide accommodation for people from outside the district.
- 3.7 The implications of the proposed allocation for Redditch are of the greatest concern to Bromsgrove. Under the current proposals Redditch is being allocated housing over and above its locally generated needs, especially under option 3. The assumptions on which these needs are being assessed are also being challenged as to their validity. Under both options 2 and 3 an element of the housing provision for Redditch may need to be provided in neighbouring districts due to the lack of urban capacity. The detailed policy implications for resisting allocating land on Redditch's borders are further outlined in appendix 1.
- 3.8 The lack of evidence to support these figures has alarmed the districts concerned and it is felt that more evidence needs to be collected with which to potentially challenge these housing allocations. A two part urban capacity and Housing site study is therefore being proposed.

4 The Urban Capacity and Housing Site Study

- 4.1 The exact details of the study have yet to be finalised although the brief will be agreed between all relevant authorities. The speed and scale of this work means that the Local Authorities do not have the resources in-house to carryout this project; as such independent consultants will be commissioned to undertake the work. Appendix 2 of this report is a letter from the West Midlands Regional Assembly supporting this approach.
- 4.2 It is envisaged the study will be in two parts;

Part 1 - Urban Capacity and Housing Need Assessment of Redditch

The main part of this stage is an assessment of the actual housing capacity of the Redditch district, not including the green belt land to the south west. This assessment will clearly identify how much extra housing Redditch can develop without the need to build outside the currently defined urban area. Another element of part one may include an independent examination of the locally generated housing needs figures contained in the supporting evidence for the RSS review.

Part 2 - Direction of Growth Study

Should part one identify that the current urban capacity of Redditch is not sufficient to meet the growth needs then part two of the report will need to be carried out. If it is identified that either the growth figures for Redditch are incorrect or there is enough urban capacity to fulfil these growth requirements then part two will not be needed.

Should part two be carried out then it is envisaged it will be an assessment of sites surrounding Redditch in both, Bromsgrove and Stratford as well as to the south west of Redditch urban area. This assessment will identify the suitability of areas to take potential new residential development taking into account the wider implication of this growth such as requirement for new or effect on existing infrastructure.

5. Next Steps

- 5.1 Worcestershire County Council as the strategic authority on behalf of the district councils will appoint consultants to carryout part one of the Study and then if required part two.

6. Financial Implications

6.1 It is unclear at the moment the exact level of funding required for this project although contributions will be sought from all Local Authorities affected by this issue

7. Legal Implications

7.1 None

8. Background Papers

Appendix 1 - Bromsgrove District Council officers' response to Phase 2 Revision of the Regional Spatial Strategy

Appendix 2 - Letter of Support from West Midlands Regional Assembly Re joint housing study

Contact officer

Name: Mike Dunphy
Strategic Planning Manager
E Mail: m.dunphy@bromsgrove.gov.uk
Tel: 01527 88 1325

Name: Jayne Pickering
Head of Financial Services
E Mail: j.pickering@bromsgrove.gov.uk
Tel: 01527 88 1207

This page is intentionally left blank

Bromsgrove District Council response to West Midlands Regional Spatial Strategy Phase 2 Revision.

This response is an officer's response which only addresses the housing and employment land elements of the revision, and does not have any official endorsement from Bromsgrove District Council.

Housing

The revision document identifies three options for the required number of new houses to be built in Bromsgrove 2001 – 2026, for clarity they are listed below.

Option 1	3800 new dwellings
Option 2	4700 new dwellings
Option 3	7200 new dwellings

Before looking at the specific options, it is important to outline the current situation in Bromsgrove regarding housing supply. Bromsgrove has been operating a housing moratorium since July 2003 due to an oversupply of new housing based on Worcestershire County structure plan figures. The oversupply position still exists in relation to the current RSS, the methodology of applying the proportion Bromsgrove was allocated under the structure plan, to the Worcestershire target in the RSS indicates that at April 2006 Bromsgrove had a 10 year oversupply, put simply it has enough new dwellings completed or with planning permission to meet the current phasing targets up to 2016. Obviously this means whatever target is identified through the phase 2 revision of the RSS the district will have already to a more, or lesser extent completed a significant amount of the requirement to 2026.

The main implication of this situation is the ability to meet the affordable housing needs of the district. Bromsgrove has a locally generated affordable housing need of approximately 120 new affordable dwellings per annum, this figure does not include the need generated from migration into the district, although it does include an element of existing backlog.

Although 100% affordable housing is an exception to the housing moratorium the required rates are consistently not being developed. The ability to deliver affordable housing is severely hampered by the inability to access cross subsidy generated by development of market housing. Further to this the release of large sites for purely affordable housing schemes contradicts the sustainable communities agenda whereby it is recognised that affordable housing should be an integral part of a wider development. Therefore it is accepted that Bromsgrove will need to build housing over and above its own generated needs to be able to meet the affordable housing needs of the district.

The specific implications of each option is highlighted below

Option 1

It is clear to see the benefits of this level of growth, primarily the potentially lower impacts on the environment, the reduced use of Greenfield land and the continuation of the

current RSS policy to concentrate growth on the major urban areas, rather than encourage migration to the surrounding rural areas. This level of growth will also satisfy the estimate of locally generated need and will have very little impact in satisfying the need from migration into the district in accordance with the current RSS.

Under this option due to the current oversupply in Bromsgrove it is very unlikely that the amounts of affordable housing required will be delivered. The lack of any significant new development will further exacerbate the current affordability problem, restricting access to the housing market for a significant amount of people. This approach would be in direct opposition to the governments' key policy goal as stated in PPS3 to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

If option 1 is the preferred option and taking account of the current supply position Bromsgrove would be required to build around 1400 dwellings up to 2026, a very high proportion of these dwellings would have to be affordable to meet the required needs. This high percentage of affordable housing required on all sites could potentially effect the deliverability of many identified sites, as the cost of providing affordable units effect the profitability and thus render sites uneconomical to develop. Option 1 is not supported by Bromsgrove district.

Options 2 and 3

Whilst the figures being suggested under options 2 and 3 are different many of the implications are similar and therefore will be considered together.

The level of development being indicated under options 2 and 3 would allocate further dwellings to Bromsgrove over and above the estimate for locally generated needs. Whilst it is accepted that it's impossible to resist all of the migration needs and desires of people living outside the district, to begin to allow substantial migration into Bromsgrove could undermine the principles of the current strategy. The ratio presently identified in the RSS is that by 2021, 10 houses will be built in the major urban areas to only seven in the remainder of the region, these levels alter the ratio of development to, ten houses in the conurbation to 9.92 elsewhere under option 2 and almost a 50/50 split under option 3. This is a considerable shift in the pattern of development and the ability to reverse the trend of decentralisation could be significantly affected by these options. For a district such as Bromsgrove which is constantly subjected to the development pressures of the conurbation this shift change is clearly of significance, and places more pressure for new development in a district where the primary function is to resist further development over that which is generated locally.

The ability of the Birmingham conurbation to deliver its own targets also plays a fundamental role in the pressure placed on Bromsgrove which as a district is 91% green belt and has a key strategic role in the preventing the MUAs expanding beyond its current boundaries. Although the level of development being tabled by options 2 and 3 will inevitably attract people into Bromsgrove it is felt that the overriding need to provide

affordable housing for the district outside of the current restrictions of the moratorium outweighs the potential weakening of the current RSS by allowing limited development in Bromsgrove to meet the needs of the Major Urban Area. The 4700 dwellings required under option 2 could be largely accommodated on sites identified in the Bromsgrove housing capacity study, thus reducing the need to release Greenfield sites, although if the current brownfield sites identified in the housing capacity study fail to deliver the required amount of new dwellings, the current provision of ADR (Area of Development Restraint) land around Bromsgrove can accommodate the balance of housing to be provided.

Under option 2 and taking the current supply into account Bromsgrove would be required to build around 2300 dwellings up to 2026. If option 3 is the preferred option then the likelihood of Greenfield release is further increased, as approximately 4800 dwellings will have to be built up to 2026.

One element of both options 2 and 3 which must not be overlooked is the requirement of Redditch to provide substantial amounts of new development some of which will have to be provided in neighbouring districts of which Bromsgrove is one.

The inability of Redditch to deliver the 8,200 or 13,200 dwellings required under option 2 and 3 within its own boundaries introduces a number of anomalies into RSS. The current RSS principle of meeting locally generated needs within, as far as possible the district the needs arises from, would be clearly weakened by the allocation of housing land in Bromsgrove to meet the needs of Redditch. Furthermore the actual amount of development required is not specified, this lack of detail makes it impossible to consider the full implications of this option.

The overarching problem with options 2 and 3, other than the shift change in the pattern of development is the fundamental undermining of national green belt policy. Whilst it is accepted that further growth to the south west of Redditch is difficult to deliver to due the lack of infrastructure, it must also be stressed to release green belt land to the north or north west of Redditch in the Bromsgrove district would begin to narrow the strategic gap between Redditch and the Birmingham conurbation, this narrowing of the gap is clearly contrary to PPG2 and damages the function of the green belt.

Another element which appears to have been given no consideration is the demands development in this region will place on the infrastructure of those areas of Bromsgrove on the border with Redditch. The inability of Redditch to expand to the south west due to lack of infrastructure is constantly stated, the infrastructure in the areas to the north of Redditch in Bromsgrove is also limited, and would not be able to support new development which could be imposed under options 2 and 3, without substantial improvement.

The environmental implications of both option 2 and 3 are clearly significant, the undeveloped nature of large parts of Bromsgrove means there are many areas of environmental importance. The land currently zoned as ADR land has been assessed for its ecological importance and nothing significant has been found which could significantly

hamper development. ADR land has already been taken out of the greenbelt due to its suitability in meeting the expansion needs of Bromsgrove. Any development in the south of the district on the borders with Redditch could be significantly affected by any sensitive environmental conditions found on these sites. The lack of any basic survey work to determine the suitability of the land surrounding Redditch must be undertaken before deciding that Redditch should be expanding to neighbouring districts, and not simply within its own boundaries to the south west.

Option 3 provides Bromsgrove the greatest opportunity to address the overall housing supply and affordable housing problems it currently has, although the wider ramifications of this level of development must not be overlooked in favour of short term problem solving. The supply of ADR land within the district along with the release of key Brownfield sites could deliver the number of houses required in key sustainable locations, although the ability of the construction industry to physically build the houses must be questioned.

For this level of development to take place significant investment must be made in the infrastructure of those places where considerable new dwellings are expected to be built. The current revision should clearly identify the funding mechanisms to support this infrastructure development, within which should be included the funding of new community infrastructure such as health care and schools, which will be required to serve this level of development.

In conclusion the current revision of the RSS cannot completely satisfy all of the wider considerations, such as the need for increased levels of house building whilst trying to prevent the outflow of people from the conurbation, and the continued protection of the green belt; this inability means that not one of the housing options is completely acceptable.

Option 1 whilst meeting the locally generated needs of Bromsgrove does not allow for new development to help alleviate the affordable housing crisis in the district, and more importantly does not meet the estimated demand for the West Midlands region as a whole and therefore its is not considered to be a suitable option.

Options 2 and 3 again are not completely acceptable, the level of development proposed under option 2 is the most acceptable as it allows for growth with the district which will primarily be to meet the locally generated needs and will also allow the development of much needed affordable housing on primarily brownfield sites.

The levels of development proposed under option 3 whilst offering the biggest opportunity to balance Bromsgrove's housing market will also encourage substantial migration into the district from the major urban area. This high level of in migration is a substantial shift in policy which could require significant Greenfield release and therefore is not supported by Bromsgrove District.

The indication that some of Redditch's housing need, must be provided for in Bromsgrove appears to have limited justification, especially the growth figures outlined in option 3. The narrowing of the strategic gap between Redditch and the major urban area as outlined above is damaging to the function of the green belt and therefore it is not considered to be an acceptable part of either option 2 and 3. Any allocation in Bromsgrove to meet the housing needs of Redditch will be strongly resisted.

Employment

The methodology behind the allocation of employment land is unclear from the revision document, although it must be clearly stressed that the provision of employment land must be linked to the allocation of housing required in each district.

Bromsgrove has already provided significant amounts of employment land over recent years many of which is still unoccupied, the indication that up to 100 hectares more may have to be found is concerning and appears to have no correlation with the provision identified in surrounding districts, and no obvious link with the three options for residential development. For this level of employment land to be provided substantial amounts of Greenfield release may be required. Further justification needs to be provided to indicate how these figures have been arrived at.

This page is intentionally left blank

Diane Tilley
Director of Planning, Economy and Performance
Worcestershire County Council
County Hall
Spetchley Road
Worcester
WR5 2NP

Dear Diane

RSS Phase 2

As you are aware, the RSS consultation period ended on 5th March.

Following the consultation we will be reporting the outcome of the consultation responses to the Regional Planning Partnership on 31st May and from this we will be looking for a steer as to how we move forward and start shaping the Preferred Option.

In developing the Preferred Option there are many areas where difficult and sensitive decisions will need to be made. We are aware that one such area relates to Redditch, given the projected high level of its future 'local' housing need and the limited capacity of the district to accommodate further growth.

At a recent working meeting of officers to discuss this matter (including representatives from Redditch DC, Bromsgrove DC, Stratford DC, Warwickshire CC and Worcestershire CC), it was agreed that there was a need for an improved evidence base to address this issue in more detail. This should include an assessment of possible options/directions for growth, should this be required given potential cross – boundary implications. It was suggested that an urgent study should be undertaken and that this would be best led by the Strategic Authority (i.e. Worcestershire) in partnership with all other relevant authorities; including those in Warwickshire.

Against this background, I confirm that the Regional Planning Body would be very supportive of this approach in order to ensure that, whatever decisions are eventually made by the RPB, these are made in the light of the best possible evidence base. I understand that GOWM also endorse this view.

Should you wish to discuss this matter further, I trust that you will contact me

Yours sincerely

Rose Poulter
Director of Policy

Cc. Mark Middleton - Worcestershire County Council
 Andy Cowen - Warwickshire County Council
 Colin Staves - Stratford District Council
 John Staniland - Redditch District Council
 Dave Hammond - Bromsgrove District Council

Agenda Item 4

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

28TH MARCH 2007

LOCAL DEVELOPMENT SCHEME

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	David Hammond - Head of Planning and Environment Services

1. SUMMARY

- 1.1 Members may recall that the Executive Cabinet adopted the Bromsgrove Local Development Scheme in January 2005 and approved two further amendments in October 2005 and September 2006. Matters arising since this time requires that a new version be produced to accurately reflect the current situation.
- 1.2 Over recent years the Planning Policy Section has seen increased turnover of staff and difficulty in recruiting experienced staff. Whilst this situation has improved, the section is still currently understaffed. Consequently, in some areas, targets identified in previous versions of the Local development Scheme have not been met. To prevent any future slippage in respect of key milestones within the LDS it is necessary to amend the target dates.

2. RECOMMENDATIONS

- 2.1 That Members agree to the submission of the amended Local Development Scheme to Government Office for approval and then to Full Council for adoption.

3. CHANGES TO THE LOCAL DEVELOPMENT SCHEME

- 3.1 The immediate key changes to the scheme include the following;
- Delaying the production of the Core Strategy Preferred Options until November 2007
 - Commencing consultation on the 'Affordable Housing' and 'Managing Housing' SPDs in April/ May 2008
 - Commencing the production of the Development Control Policies DPD in June 2008
- 3.2 Attached to this report is the revised Local Development Scheme.

4. CONCLUSIONS

- 4.1 For the Council to continue to meet targets and obtain planning delivery grant it must alter the Local Development Scheme to reflect a more realistic timetable for document production for the next three years.
- 4.2 A key performance indicator for the council is Development Plan Production currently this indicator is not being met due to the inability of the section to meets development plan production targets, caused by the staffing problems outlined above. These revised targets are based on what it is envisaged a fully staffed section could produce.

5. FINANCIAL IMPLICATIONS

- 5.1 The ability of the council to meet its targets set out in the LDS may have implications for the amount of planning delivery grant the council receives in future.

6. LEGAL IMPLICATIONS

6.1 None

Contact Officers

Mike Dunphy
Strategic and Local Plans Officer
Email: m.dunphy@bromsgrove.gov.uk
Tel: 01527 881325

Jayne Pickering
Head of Financial Services
E Mail: j.pickering@bromsgrove.gov.uk

Contents

Contents

Foreward

1. Introduction
2. Purpose of Scheme
3. Structure of Local Development Framework
4. Evidence Base and Links to Other Strategies
5. Existing Policy Base
6. Proposed Development Plan Documents
7. Proposed Supplementary Planning Documents
8. Other Statutory Documents
9. Documents to be produced after 2007
10. Timetable
11. Management of the Programme
12. Risk Assessment
13. Monitoring and Review

Appendices

Appendix 1 – Document Profiles

Appendix 2– Existing Policies Table

Appendix 3 – Jargon Guide

Appendix 4 – Acronyms

Tables and Figures

Table 1 – Links to other Strategies and Programmes

Table 2 – List of status of Supplementary Planning Guidance

Table 3 – Key dates in the production of an LDF

Figure 1 - Chain of Conformity – How the documents in the LDF fit together

Figure 2 - Three year timetable for production of LDF documents

Foreword

The Government's Planning and Compulsory Purchase Act will result in major changes to the way the planning policy system operates. It will see the replacement of the old system of *Structure Plans*, *Local Plans* and *Supplementary Planning Guidance* with a new system of *Local Development Documents*.

Through the new system, we hope to fully engage with our community, to enable greater participation and involvement in shaping the future of Bromsgrove District. As part of this process, this Local Development Scheme (LDS) has been produced, which represents a public statement of the local planning authority's programme for the next three years.

This *Local Development Scheme* explains:

- The new documents the Council intends to produce
- The subject matter and geographical area for each of the documents
- The timetable for the preparation and the revisions of each document.

If you would like to make any comments about this document please feel free to do so. We would welcome your input and views. Please forward any comments to *Planning Policy* at the address on the back cover of this document.

Cllr Jill Dyer
Portfolio Holder for Planning

1. Introduction

The new Planning and Compulsory Purchase Act, which came into force in September 2004, requires Bromsgrove District Council to prepare a Local Development Framework. This will comprise a 'portfolio' of documents called Local Development Documents (LDDs). Some of these will be Development Plan Documents (DPDs) and subject to independent examination. Others will be classed as Supplementary Planning Documents (SPDs). These will have not full development plan status but will still be subject to full public consultation. Together these documents combined with the Statement of Community Involvement (SCI) and Annual Monitoring Report (AMR) will form the Bromsgrove LDF. The Bromsgrove LDF will be presented in a 'loose-leaf' folder format that can be easily updated.

The LDF will take on board the land use responsibilities of the Worcestershire County Structure Plan and Bromsgrove District Local Plan both of which will be superseded. The LDF in conjunction with the Regional Spatial Strategy will promote and guide the authority's vision and strategy for the district.

The Bromsgrove LDF will:

- *Ensure effective community participation in developing policies;*
- *Set out a clear strategic vision for their area;*
- *Have succinct text and policies;*
- *Cut out unnecessary or repetitive policies; and*
- *Provide greater local focus in policies.*

This document identifies and sets out a three year timetable for production of the Local Development Documents by April 2010.

The Council signed on the 11th February 2005 an initial service level agreement with the Planning Inspectorate. The Local Development Scheme was then amended in October 2005 to include an Area Action Plan for Longbridge and to include new dates for consultation on the Preferred Options version of the Core Strategy and draft stages

of the first two Supplementary Planning Documents. This version of the LDS is the third revision and now includes amended timetables for the production of development plan documents and also contains the addition of An Area Action Plan for Bromsgrove Town Centre.

Appendix 3 contains a Jargon Guide to help readers through this document and understand the key components of the new process.

2. Purpose of Scheme

The main purpose of this LDS is to inform the public of the documents that will make up the new local development framework and the timescales they can expect these documents to be prepared to. The programme set out in this LDS is a challenging one, which will necessitate complete commitment to it and appropriate resources throughout, not just from the District Council, but all the other organisations and bodies involved in it. The Bromsgrove Local Development Scheme has 5 key purposes, which are to:

- i. Provide a brief description of local development documents to be prepared, their content and geographic area to which they will relate.
- ii. Establish which local development documents will be development plan documents.
- iii. In the transitional period, state which policies and proposals of the existing local plan will be replaced by policies in the new local development documents, which will be saved and those to be deleted.
- iv. Provide an explanation of the relationship between local development documents, especially the core strategy and other local development documents.
- v. Set out the planned timetable for preparing each local development document including the key milestones to be achieved.

3. Structure of Local Development Framework

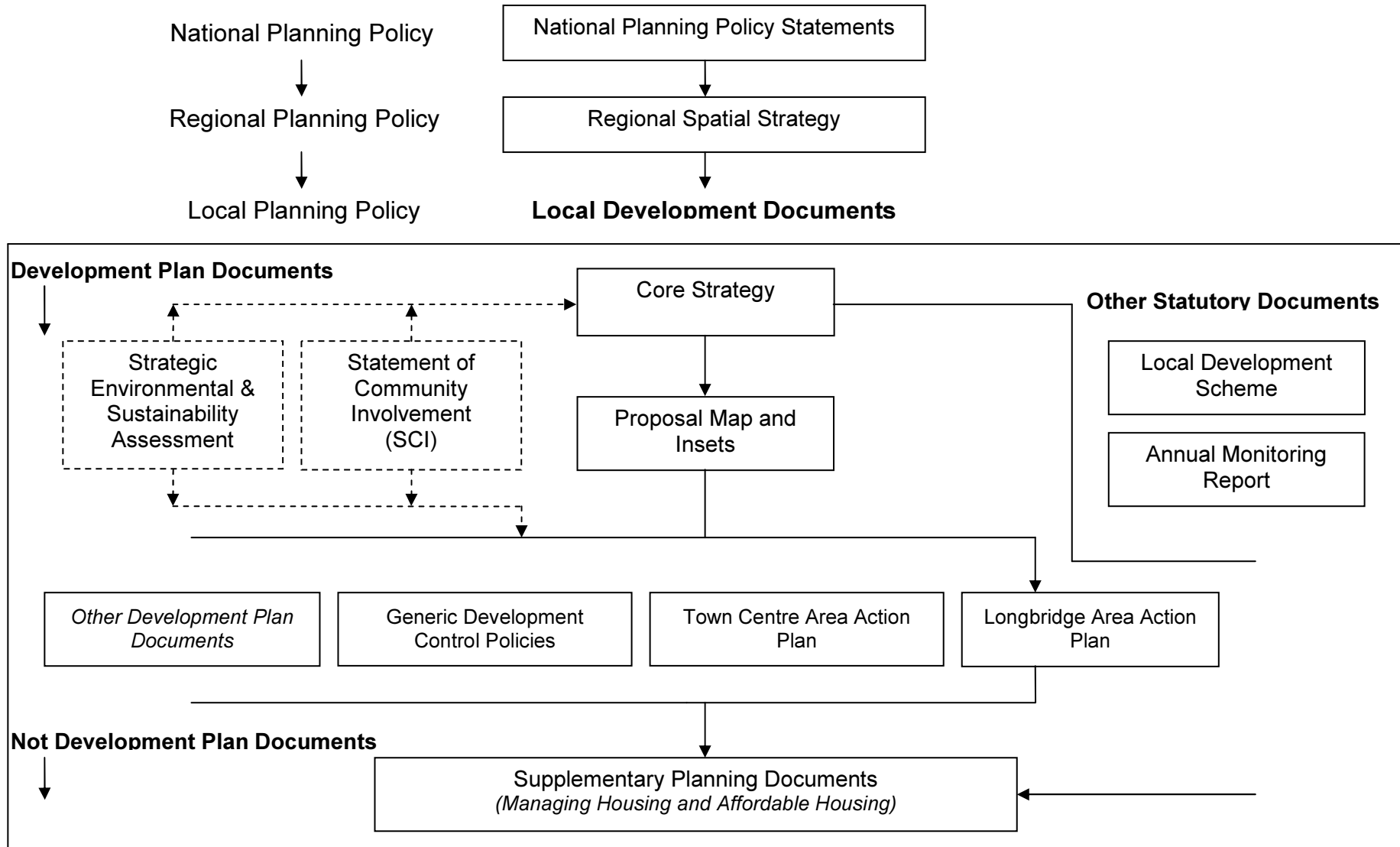
This Local Development Scheme is the first step in the production of a Local Development Framework for taking Bromsgrove forward. Many documents will be produced over the following years that will eventually replace the recently adopted Local Plan. The Local Authority's proposed timetable for doing this is contained in Section 8 of this Scheme.

The new 'parts' of the LDF will be called Local Development Documents (LDDs). Some Local Development Documents will be Development Plan Documents (DPDs) which will have a statutory status and be subject to independent public examination. Area Action Plans (AAPs) are also Development Plan Documents. The Local Authority are also required to produce other statutory documents, including a Statement of Community Involvement and an Annual Monitoring Report.

Other Local Development Documents that do not have development plan status can also be produced such as Supplementary Planning Documents (SPDs). These will not be the subject of a public inquiry but the local authority will still be required to undertake a full public consultation exercise to inform their content. These SPDs will not contain land use designations or site allocations but be documents that provide detailed supplementary guidance to an adopted development plan policy.

A principal feature of the new system is the need to secure the early involvement of stakeholders, developers and landowners in the LDF production process. The Local Authority will use its Statement of Community Involvement (SCI) to explain to stakeholders and the community, how and when they will be involved in the preparation of the LDF. The SCI was adopted in September 2006 and sets out how the local community and other stakeholders will be involved in the preparation of subsequent local development documents. The Chain of Conformity diagram over the page shows how all the documents will fit together.

Figure 1 - Chain of Conformity – How the documents in the LDF fit together



4. Evidence Base and Links to other Strategies

It is vital that the policies and proposals set out in the Local Development Documents are based on a thorough understanding of the needs of Bromsgrove District. The Local Authority already maintains an up-to-date land use monitoring information base. Further evidence will need to be collected, including environmental information to inform the proper environmental assessment of Local Development Documents when undertaking a combined Strategic Environment Assessment (SEA) and Sustainability Appraisal (SA) at the preferred options stage of plan production. The following monitoring reports comprise the evidence base on which the amended Local Development Scheme priorities were formulated;

Housing Land Availability Study (April 2006)

Employment Land Availability Study (April 2006)

Housing Capacity Study (September 2004)

Bromsgrove Town Centre Study (April 2004)

Draft South Housing Market Needs Assessment (February 2007)

It is also essential that the LDF reflects the land use and development objectives of other strategies and programmes. Spatial expression will therefore need to be given to those elements of other strategies and programmes, particularly the Community Strategy, which relate to the use and development of land.

The table over the page contains details of strategies and programmes that have been produced, both internally and externally. The contents of these documents where appropriate will inform the preparation and contents of future Local Development Documents. This is not an exhaustive list as over time other strategies and programmes will be produced or existing ones reviewed and changed that could influence the production of the Bromsgrove LDF.

Table 1 – Links to other Strategies and Programmes

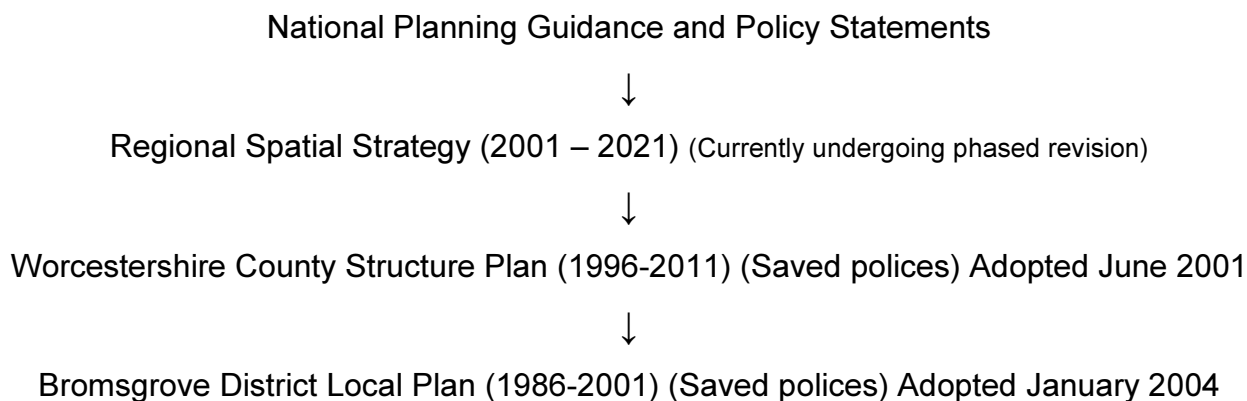
Title	Date	Responsible Body (BDC = Bromsgrove District Council) (WCC = Worcestershire County Council)
Community Strategy 2003 – 2013 (currently being reviewed planning officers actively involved)	2004	BDC & partners
Draft Local Air Quality Management Action Plan	2004	BDC & Casella Stanger Environmental Consultancy
Best Value Performance Plan	2004	BDC
A Community Strategy for Worcestershire 2003-2013	2003	WCC
Sports Pitch Strategy	2002	BDC, WCC & PMP Consultancy
Housing Needs Survey	2004	Fordham Research & BDC
Countryside & Access Recreation Strategy	2004	WCC in partnership & BDC
Bromsgrove District Biodiversity Action Plan	2000	Worcestershire Wildlife Trust
Biodiversity Action Plan for Worcestershire	1999	Worcestershire Biodiversity Partnership
Local Transport Plan 2006-2011	2006	WCC
Community Safety Strategy 2002-2005	2002	BDC, WCC, West Mercia plus partners
Local Agenda 21 Strategy	2001	BDC
Contaminated Land Strategy	2001	BDC
Tourism Strategy 2002-2005	2002	WCC in partnership with other LAs including BDC
Local Delivery Plan 2003-2006	2003	Redditch & Bromsgrove Primary Care Trust
Bromsgrove Town Centre Study Retail Study	2004	CBRE/Urban Practitioners
Cultural Strategy 2002-2007	2002	WCC in partnership with other LAs including BDC

Planning and environment Services Business Plan 2007 - 2008	2007	BDC
West Midlands Economic Strategy Action Plan Update	2004	Advantage West Midlands
Arts Strategy 2003-2008	2004	Artservice



5. Existing Policy Base

The existing planning chain of conformity for the District is as follows:



Local Plan Policies

All policies contained in the Bromsgrove District Local Plan and Worcestershire Structure Plan were saved for a period of three years from commencement of the Planning and Compulsory Purchase Act (saved to 28th September 2007).

A considerable number of policies have also needed to be saved post 2007 as the Local Authority has not had the time or the resources to prepare a complete suite of new policies. This will only be the case where an existing policy conforms with National or Regional Guidance. A complete list of all existing Local Plan policies and details on how they will be incorporated into the new system is contained in Appendix 2.

Supplementary Planning Guidance

The Local Authority has over the years prepared a number of Supplementary Planning Guidance notes (SPG). As it is not possible to transfer SPG automatically to SPD then the Council are proposing to save a number of SPGs where they are linked to adopted saved Development Plan policies and have been through a process of preparation similar to that required for SPD. The table over the page lists all current SPGs. These SPGs will be a 'material consideration' under the new planning system.

Table 2 – List of status of Supplementary Planning Guidance

Title	Drafted	Adopted	Existing Policy Link	Status	Comments
SPG1 Residential Design Guide	1995	Jan 04	S7, S8, S9, S10, S11,S12	Saved	
SPG2 Shop Fronts and Advertisements	1995	Jan 04	S24, S25 and S26	Saved	
SPG3 Car Parking Standards	1994	Jan 04	N/A	Deleted	New Standards in Local Plan
SPG4 Conversion of Rural Buildings	1994	Jan 04	C27	Saved	
SPG5 Agricultural Building Design Guide	1994	Jan 04	C22 & C30A	Saved	
SPG6 Agricultural Buildings and Occupancy Conditions	1995	Jan 04	C21 & C24	Saved	
SPG7 Extensions to Dwellings in the Green Belt	2001	Jan 04	S11	Saved	
SPG8 Alvechurch Village Design Statement	2001	Jan 04	Para 13 of PPS 7 & Annex C of PPS 1	Saved	
SPG9 Lickey and Blackwell Village Design Statement	2002	Jan 04	See Para 13 of PPS 7 & Annex C of PPS 1	Saved	
SPG10 Managing Housing Supply	2003	Jul 03	D2 & D4 of Structure Plan	Replaced	Replaced by SPD
SPG11 Outdoor Play Space	2004	Jul 04	RAT 5 & Rat 6	Saved	
Planning Obligations for Education Facilities (County Council SPG)	2002	Apr 03	Policy IMP1 of Structure Plan	Saved	

Explanation of Status

Saved = Linked to a saved policy.

Replaced = To be replaced by new guidance before 2007

Deleted = Deleted on commencement of the Act

6. Proposed Development Plan Documents

This Section provides an overview of development plan documents the Council are proposing to begin work on before September 2007.

- **Core Strategy**

This document will set out the long-term spatial vision and the strategic policies and proposals to deliver that vision. It will cover the same period as the revised Regional Spatial Strategy that is to 2026. It will not merely repeat national and regional guidance but instead provide a spatial strategy specific to the needs of Bromsgrove. It will contain a set of primary policies for delivering the core strategy and set the broad locations for development through the production of a key diagram. It will not deal with site specific allocations or issues. Once adopted, all other development plan documents will have to be in conformity with it.

- **Proposals Map**

The proposals map will illustrate on an Ordnance Survey base map all the policies and proposals contained in development plan documents and saved policies. It will be revised as new development plan documents are prepared and adopted. It will show areas of protection, including Green Belt boundaries and Conservation Areas, and site specific policies and proposals.

Separate inset maps will also be produced showing proposals for parts of the authority's area. It is intended that the maps will be produced in a A3 loose leaf format for ease of use and to allow easy updating. An overview map of the whole District would also be produced. Any allocations or designations from the County Council's Minerals and Waste Plan will also be shown on the Proposals Map.

- **Generic Development Control Policies**

The document will contain a generic set of District wide policies against which planning applications for the development and use of land and buildings will be considered.

This document will;

- i. Contain policies that accord with the vision and objectives set out in the Core Strategy.
- ii. Focus on topic related policies such as protecting residential amenity and protection of the landscape instead of use-related policies.
- iii. Policies will not repeat national planning policy statements but will set in context how such policy applies to the local area.
- iv. Policies will be positive and will focus on achieving the outcomes required to meet the authority's vision as set out in the Core Strategy.

- **Longbridge Area Action Plan**

This document will provide a comprehensive land use strategy for the Longbridge area. With the closure in early 2005 of the Rover MG car manufacturing plant in Longbridge a significant amount of land has become vacant in the Bromsgrove District. This Area Action Plan will guide not just redevelopment of this land but also the wider Longbridge area and will be produced in conjunction with Birmingham City Council.

7. Proposed Supplementary Planning Documents

This Section provides an overview of supplementary planning documents the Council are proposing to adopt. While these SPDs will not have the status of development plan documents, they will be subject to a statutory adoption process and require a sustainability appraisal. They will provide supplementary policies and guidance on adopted development plan policies.

- **Managing Housing**

While the Core Strategy will include policies that reflect requirements for new housing this document will contain specific guidance and definitions relating to the delivery and management of housing supply. When future housing targets post 2011 are known the Council will seek to publish an Allocations DPD showing the areas and sites of future housing growth.

- **Affordable Housing**

This SPD will provide detailed guidance on the provision and promotion of new affordable housing development in the District.

8. Other Statutory Documents

This section contains information on other statutory documents that the Council are required to produce as part of the LDF.

- **Statement of Community Involvement (SCI)**

This is a key component of the Local Development Framework. It states how the local authority will involve the community in the preparation of local development documents and in development control decisions. This procedural document has been prepared early on in the process and enables the community to know when and how it can get involved.

- **Annual Monitoring Report (AMR)**

This report will be produced annually with the first report to be produced in December 2005. The two key aims of this report will be to assess;

- i) the implementation of the local development scheme; and
- ii) the extent to which the aims of saved policies and those contained in local development documents are being achieved.

- **Strategic Environmental Assessment (SEA) and Environmental Assessment (SA) Report**

Local Planning authorities must comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The SEA and SA will play an important part in ensuring that local development documents produced by the Council reflect sustainability objectives.

An integrated SEA and SA will be produced alongside the production of local development documents. An environmental report detailing the assessment of policies and options will be published and be used to justify policy decisions. The results of the SEA and SA study will help guide the local authority towards a sustainable policy framework.

9. Documents to be produced after 2010

This section provides general information on documents the Council will begin work on after April 2010.

- **Development Plan Documents**

Longer term the following topic areas have been identified by the Council as possible future development plan documents. It is anticipated that work on one or more of these documents would be started post April 2010.

- Housing Allocations
- Economic and Employment Growth
- Historic Conservation
- Green Belt boundaries
- Village Envelope boundaries
- Open Space

- **Supplementary Planning Documents**

The Council are intending to produce a number of SPDs after April 2010. The Council through the production of new SPDs will;

- Replace and update guidance contained in existing SPGs
- Produce development briefs for large sites from the allocations DPD

10. Timetable

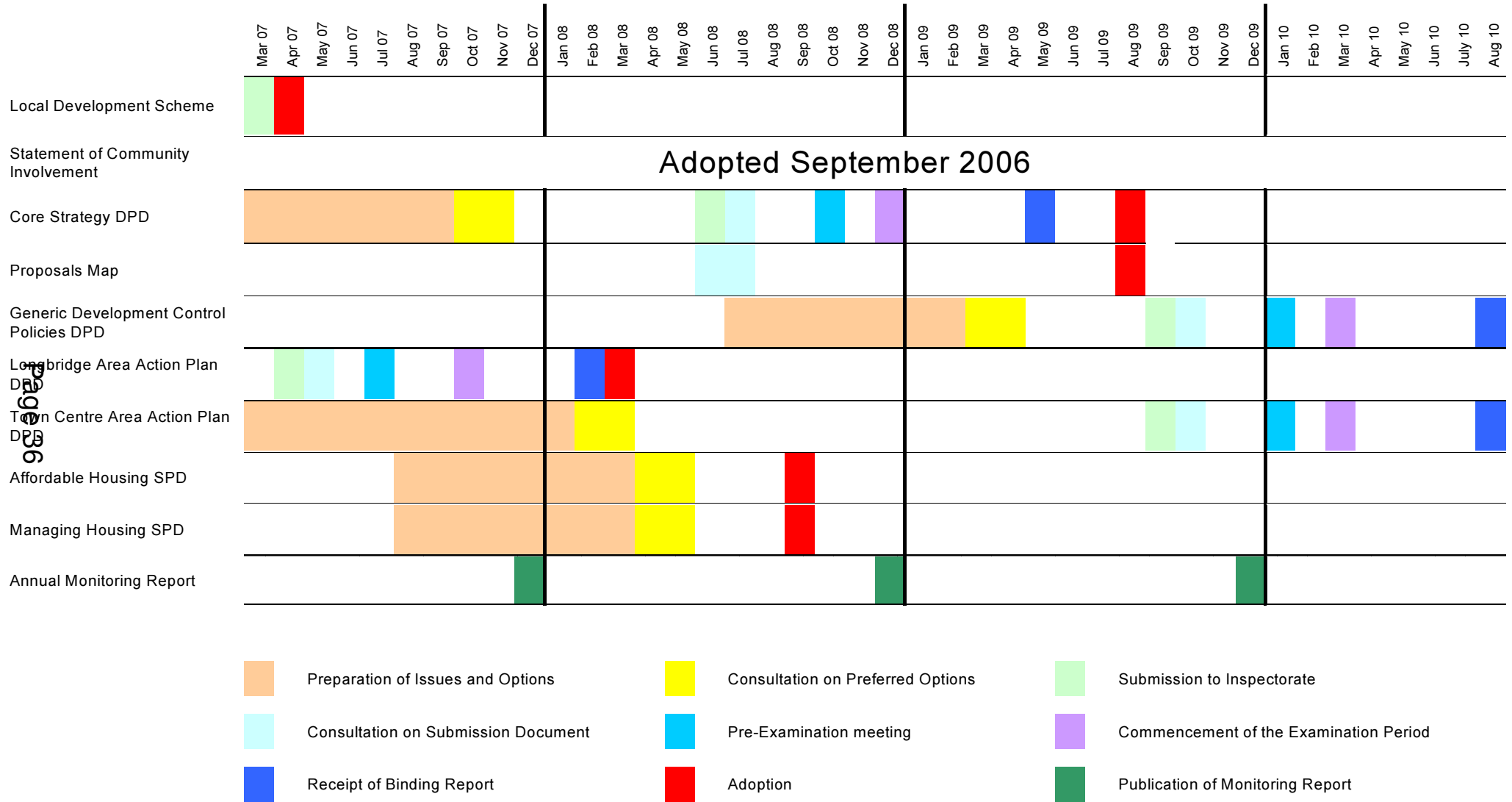
The table over the page and the chart on page 18 indicate a timetable for the production of the Local Development Framework documents by April 2010. Further details on each document to be produced are contained in Appendix 1.

The table and chart indicate the key dates in the process. Following the publication of the Preferred Options and Submission Documents there will be a statutory 6 week consultation process. The Examination date is subject to consultation with the Planning Inspectorate. The timetable will be reviewed annually.

Table 2 – Key milestones in the production of local development documents

Document	Begin preparation of issues & options	Consultation on Preferred Options	Date of Submission to Inspectorate	Consultation on Submission document (or Draft SPD)	Estimated date for pre-examination meeting	Estimated date for Commencement of Examination	Estimated date for receipt of Binding Report	Adoption Date
Local Development Scheme	October 04	N/A	January 05	N/A	N/A	N/A	N/A	April 07
Statement of Community Involvement	October 04	February 05 / March 05	14 th July 05	July / August 05	Oct 05	Dec 05	January 06	Adopted 7 th Sept 07
Core Strategy	January 05	Oct / Nov 07	June 08	July 08	Oct 08	Dec 08	May 09	August 09
Proposals Map	N/A	N/A	N/A	June / July 08	N/A	N/A	N/A	August 09
Longbridge AAP	October 05	Feb / March 07	April 07	May 07	July 07	Oct 07	Feb 08	March 08
Generic Development Control Policies	June 08	March / April 09	Sep 09	Oct 09	Jan 2010	March 2010	August 2010	N/A
Affordable housing SPD	August 07	April / May 08	N/A	N/A	N/A	N/A	N/A	September 08
Managing Housing SPD	August 07	April / May 08	N/A	N/A	N/A	N/A	N/A	September 08

Figure 2 – Key Milestones in the production of Local Development Documents



11. Management of the Programme

While some components of the programme may be outsourced due to the need for external specialist input or/and internal resources issues the overall management of the process and delivery of the Framework will be in-house.

Local Development Framework Working Group

The Local Development Framework requires rapid progress in order to ensure that the LDS timetable is achieved. As part of this process officers will need to have a regular dialogue with members on both strategic and local policy issues. As such a 'working party' of members has been appointed.

The Working Group is representative of both the political composition of the Council and in geographic coverage. It will be used for informal discussion sessions and, when necessary, more formal endorsement of proposals prior to undertaking further stages of the policy process. The objectives of the Working Group are to increase early Member involvement in the process so resulting in fewer hold-ups later on in the process and to ensure that adequate consideration is given to relevant matters of planning policy.

Internal Resource Implications

The Strategic Planning section will have responsibility for the production of all the Local Development Documents. It is anticipated that the specialist planning consultants will be used to verify work on the Statement Strategic Environmental Assessment. The Strategic Planning Team will also work closely with the Development Control Section on the production of the Development Control Policies DPD.

External Resource Implications

It is difficult to predict the impact of external bodies on the production of the Bromsgrove LDF. The timetable contains assumptions regarding possible Inquiry and adoption dates. The Planning Inspectorate have been consulted regarding the realism of these dates. These will be modified as the Inspectorate gains a more complete national perspective of likely workloads. The early preparation of the

Statement of Community Involvement has helped establish how community and stakeholder involvement will be integrated into the process to ensure that key players can positively engage in the plan work at the most appropriate points.

12. Risk Assessment

There will always be a level of uncertainty associated with a document such as the Local Development Scheme. It is legitimate to consider how reasonable and achievable are the targets set out above and what issues may affect the overall deliverability of the LDS.

In order to address this issue the Council have carried out a risk assessment which identifies potential risks and suggests mitigating action.

Risk identified	Issue	Degree of Risk	Mitigation
Staff resources	Over recent years the Planning Policy section has experienced an increased turnover of staff and difficulty in recruiting experienced staff. Whilst this situation has improved, the section is still currently understaffed. Consequently targets identified in previous versions of the Local Development Scheme have slipped.	Medium	There are National difficulties in recruiting experienced planning staff. The filling of vacant posts continues. It may be necessary in certain circumstances to explore other avenues to deliver documents for example, by employing consultants. Targets to be revised to represent more realistic timescales.
Competing work priorities	The Planning Policy section is involved in a wide range of work for example support and advice to Development Control and involvement with work priorities of other departments.	Medium	The high priority for LDF work is increasingly being acknowledged. At certain times other work may have to take a lower priority. By setting realistic targets it is anticipated that some flexibility can be built into the work programme.
Financial resources	The ability to deliver the LDS is dependent on sufficient funding for evidence gathering, plan	Medium/low	Identified demands on financial reserves can currently be met through Council

	production, consultation, funding for the examination including the Planning Inspector, Programme Officer and printing costs. Unexpected requirements for evidence may result from emerging government guidance.		budgets such as a PPG17 open space survey, an SFRA and costs for the examination have been set aside.
Other guidance	Regional Guidance is currently being reviewed and timescales do not fit comfortably, for example, the environment section of the RSS is programmed for launch in the Spring. Unexpected requirements impacting on the evidence base may result from emerging government guidance.	Medium/high	These will have to be taken into account at the next appropriate stage in preparation or review.
Joint working	The LDF is being prepared within the context of the Community Strategy. Any slippage in its production may have implications on the targets set out in the LDS.	Medium	Close liaison between relevant Officers and Stakeholders via LSP. Application of project management principles. Opportunities for joint working to inform the evidence base will be encouraged for example, Joint SA working with Worcestershire Authorities, joint working with LPA's based on Housing Market Assessment Areas.
Capacity of outside agencies	Due to the relatively recent release of PPS25 requiring SFRA's and the likelihood that most LA's will commission consultants to carry out this technical appraisal, this may put pressure on a relatively small no. of qualified consultants able to carry out this type of work, with consequent	High	An early approach will be made to appropriate organisations to ascertain likely availability etc. Where possible either joint or tiered SFRA's will be pursued. The capacity of the Planning Inspectorate to deal with work pressures arising from a

	<p>impact on timescales The capacity of the Planning Inspectorate to deal with submissions by a number of LPA's may impact on timetable and deliverability of LDF's</p>		<p>number of LPA's may impact on the timetable and deliverability of the LDS. The Strategic Service Level agreement will assist in minimising risk by securing time for inquiries against an agreed timetable in the LDS</p>
Scale and nature of consultation responses	<p>If representations are not handled efficiently this could negatively impact on tests of soundness.</p>	Low	<p>Ensure consultation is in accordance with SCI. Investigate use of appropriate tailored and compatible software to manage community engagement process.</p>
Political Priorities	<p>Changes in Political administration brings the potential for changes in priorities and direction</p>	Low/medium	<p>Regular contact with Members particularly via the LDF working Group will minimise the risk involved in this process.</p>
Soundness	<p>The Planning Inspector may conclude that the DPD is unsound</p>	Medium	<p>The District Council will seek to ensure all DPD's are sound and founded on a robust evidence base and well audited stakeholder and community engagement systems in order to minimise the risk of legal challenge. The District Council will work closely with GOWM at relevant stages to minimise such risks and will closely examine emerging guidance.</p>

12. Monitoring and Review

Review and monitoring are key aspects of the Government's 'Plan, monitor and manage' approach to the planning system. The Council will publish an Annual Monitoring Report (AMR). This report will assess:

- i. the implementation of the local development scheme
- ii. the extent to which policies in local development documents are being achieved.

The AMR will review actual plan progress against the targets and milestones for local development document preparation set out in this scheme. If the Council is falling behind the schedule or has failed to meet a target the AMR will explain why this has happened and the action to be taken. If required then this scheme will be updated and re-published at the same time as the publication of the AMR.

Appendix 1 – Document Profiles

Core Strategy DPD		
Document Details	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>Will set out the vision, spatial strategy and core policies for the spatial development of the District.</p> <p>Development Plan Document.</p> <p>Conforms with Regional Spatial Strategy.</p> <p>District Wide</p>
Timetable	<ul style="list-style-type: none"> • Preparation of Issues and Options • Consultation on Preferred Options • Submission to Inspectorate • Consultation on Submission Document 	<p>January 2005 September 2007</p> <p>October / November 2007</p> <p>June 2008</p> <p>July 2008</p>

	<ul style="list-style-type: none"> • Pre-examination meeting • Commencement of Examination Period • Receipt of Binding Report • Adoption date 	<p>October 2008</p> <p>December 2008</p> <p>May 2009</p> <p>August 2009</p>
Production	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal resources including studies produced for evidence base.</p> <p>Outlined in Statement of Community Involvement</p>

Proposals Map DPD

Document Details	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>Maps illustrating policies, proposals and designations contained in the Development Plan documents.</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>District Wide</p>
Timetable	<ul style="list-style-type: none"> • Preparation of Issues and Options • Consultation on Preferred Options • Consultation on Submission Document • Commencement of Examination Period • Receipt of Binding Report 	<p>N/A</p> <p>N/A</p> <p>June / July 2008</p> <p>N/A</p> <p>N/A</p>

	<ul style="list-style-type: none"> • Adoption date 	August 2009
Production	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal preparation and external printers.</p> <p>Outlined in Statement of Community Involvement.</p>

Longbridge Area Action Plan DPD

<p>Document Details</p>	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>This document will provide a comprehensive land use strategy for the Longbridge area</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>Former Rover site at Longbridge.</p>
<p>Timetable</p>	<ul style="list-style-type: none"> • Preparation of Issues and Options • Consultation on Preferred Options • Submission to Inspectorate • Consultation on Submission Document • Pre-examination meeting • Commencement of Examination Period • Receipt of Binding Report • Adoption date 	<p>October 2005 to July 2006</p> <p>February / March 2007</p> <p>April 2007</p> <p>May 2007</p> <p>July 2007</p> <p>October 2007</p> <p>February 2008</p> <p>March 2008</p>
<p>Production</p>	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal resources including studies produced for evidence base.</p> <p>Outlined in Statement of Community Involvement</p>

Development Control Policies DPD

Document Details	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>Document containing policies that ensure development meets certain criteria and contributes to the vision of the Core Strategy.</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy</p> <p>District Wide</p>
Timetable	<ul style="list-style-type: none"> • Preparation of Issues and Options • Consultation on Preferred Options • Submission to Inspectorate • Consultation on Submission Document • Pre-examination meeting • Commencement of Examination Period • Receipt of Binding Report • Adoption date 	<p>June 2008 to February 2009</p> <p>March / April 2009</p> <p>September 2009</p> <p>October 2009</p> <p>January 2010</p> <p>March 2010</p> <p>August 2010</p> <p>N/A</p>
Production	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal resources including studies produced for evidence base.</p> <p>Outlined in Statement of Community Involvement</p>

Statement of Community Involvement

<p>Document Details</p>	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>How the Local Authority will involve the community in the preparation, alteration and continuing review of all local development documents and in significant development control decisions</p> <p>Statutory document but not DPD</p> <p>N/A</p> <p>District Wide</p>
<p>Timetable</p>	<ul style="list-style-type: none"> • Preparation of Issues and Options • Consultation on Preferred Options • Submission to Inspectorate • Consultation on Submission Document • Pre-examination meeting • Commencement of Examination Period • Receipt of Binding Report • Adoption date 	<p>October to December 2004</p> <p>February and March 2005</p> <p>July 2005</p> <p>July and August 2005</p> <p>October 2005</p> <p>December 2005</p> <p>January 2006</p> <p>September 2007</p>
<p>Production</p>	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal resources with external verification (if required)</p> <p>N/A</p>

Annual Monitoring Report

Document Details	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>The monitoring of the implementation of the LDS and the extent to which policies in local development documents are being achieved.</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy</p> <p>District Wide</p>
Timetable	Adoption and Publication	Annually each December
Production	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal resources</p> <p>Outlined in Statement of Community Involvement</p>

Appendix 2 – Existing Policies Table

The following tables identify existing policies and their subject area from the Bromsgrove District Local Plan (BDLP) that will be saved until replaced by policies in a Development Plan Document (DPD). The policies have been grouped by Development Plan Document. Please note this is a general guide only and could be subject to change as DPDs are prepared.

Core Strategy (DPD)	
Subject Area	Policy Reference
District Strategy	DS1, DS2, DS3, DS4, DS5, DS8, DS9, DS11, DS13
Housing	S3,S4, S6, S14, S15, S16
Shopping	S20, S21
Community Facilities	S28, S35, S38
Landscape	C1, C6
Woodlands	C18, C19
Transport	TR1, TR3, TR4, TR5, TR5A, TR13, TR15, TR16
Recreation	RAT1, RAT5, RAT6,
Rights of Way	RAT12, RAT16, RAT19, RAT20
Tourism Schemes	RAT22, RAT23, RAT27
Environmental Services	ES9, ES15

Generic Development Control Policies (DPD)

Subject Area	Policy Reference
Housing	S7, S8, S9, S10, S11, S12, S13, S13A, S17, S18, S19
Shopping	S22, S23, S24, S24A, S25, S26, S27, S27A, S27B
Community Facilities	S29, S31, S32, S33
Conservation	S35A, S36, S37, S39, S39A, S41, S42, S43, S44, S45, S46, S47, S48
Landscape	C4, C5, C16
Nature Conservation	C9, C10, C10a, C11, C12, C16
Woodlands	C17
Agriculture	C21, C22, C23, C24, C27, C27A, C27B, C27C, C29, C30, C30A
Farm Diversification	C31, C32, C33, C34,
Archaeology	C36, C37, C38, C39
Employment	E4, E6, E7, E9, E10, E11
Transport	TR2, TR6, TR8, TR9, TR10, TR11, TR12
Recreation	RAT2, RAT3, RAT4, RAT7, RAT8, RAT9
Rights of Way	RAT13, RAT17, RAT21
Tourism	RAT24, RAT25, RAT26, RAT28, RAT29, RAT30, RAT33, RAT34, RAT35
Environmental Services	ES1, ES2, ES3, ES4, ES5, ES6, ES7, ES8, ES11, ES12, ES13, ES14, ES14A, ES16

The following table identifies the area policies from the Bromsgrove District Local Plan that the Council are proposing to save .

Subject Area	Policy Reference
Alvechurch	ALVE2, ALVE3, ALVE4, ALVE5, ALVE6, ALVE7, ALVE8
Barnt Green	BG1, BG2, BG3, BG4
Belbroughton	BEL1
Beoley	BE1, BE2, BE3
Bournheath	BOUR1
Bromgrove	BROM5, BROM5A, BROM5B, BROM5C, BROM5D, BROM5E, BROM5F, BROM6, BROM9, BROM11, BROM12, BROM13, BROM14, BROM16, BROM18, BROM19, BROM22 BROM23, BROM24, BROM28, BROM30, BROM32,
Burcot	BUR1
Clent	CL1
Cofton Hackett	CH1
Fairfield	FAR1
Finstall	FIN1, FIN3, FIN4
Frankley	FR2, FR3, FR4
Hagley	HAG2, HAG3, HAG2A, HAG2B, HAG5
Holy Cross	HOL1
Hopwood	HOP1
Romsley	ROM1, ROM2
Rowney Green	ROW1
Rubery	RUB2, RUB4, RUB5
Tardebigge	TARD1
Wythall	WYT1, WYT2, WYT3, WYT4, WYT5, WYT6, WYT7, WYT8, WYT9, WYT10, WYT11, WYT13, WYT15, WYT16

The following table identifies policies from the Bromsgrove District Local Plan that the Council are not intending to save or replace.

Subject Area	Policy Reference
District Strategy	DS6, DS7, DS10, DS12, DS14, DS15
Housing	S1, S2
Employment	E1, E2, E3
Agriculture	C20, C25, C26, C35
Recreation	RAT11
Bromsgrove	BROM1, BROM4, BROM7, BROM8, BROM8A, BROM10, BROM17, BROM25, BROM26, BROM29, BROM31
Hagley	HAG1

Appendix 3 – Jargon Guide

Local Development Framework (LDF)

The LDF will provide the framework for delivering the planning strategy and policies for Bromsgrove District.

Local Development Documents (LDD)

The LDF is comprised of LDDs. These can be either Development Plan Documents (DPD), Supplementary Planning Documents (SPD) or other statutory documents such as the SCI and AMR.

Development Plan Documents (DPD)

These will contain development plan policies and be subject to independent examination.

Supplementary Planning Documents (SPD)

These will cover many issues and will provide additional guidance for policies in the DPDs. They are not a part of the development plan and they are not subject to independent examination.

Local Development Scheme (LDS)

This document is a 3 year project plan for the production of documents in the LDF.

Annual Monitoring Report (AMR)

A document showing the progress in achieving the programme set out in the LDS and the effectiveness of development plan policies.

Strategic Environmental Assessment (SEA)

The environmental assessment of plans and policies, as required by an EU Directive.

Sustainability Appraisal (SA)

An appraisal of the environmental, social and economic impacts of specific policies and proposals. Work will be undertaken at the same time as the SEA.

Statement of Community Involvement (SCI)

This sets out the standards which the planning authority has to achieve and its proposals in relation to involving the community in plan-making. This is not a DPD but is subject to independent examination.

Appendix 4 – Acronyms

List of Acronyms used in this document:

AAP	Area Action Plan
AMR	Annual Monitoring Report
BDC	Bromsgrove District Council
BDLP	Bromsgrove District Local Plan
DPD	Development Plan Document
LA	Local Authority
LDF	Local Development Framework
LDD	Local Development Document
LDS	Local Development Plan Scheme
LPA	Local Planning Authority
PPS	Planning Policy Statement
PINS	Planning Inspectorate
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
WCSP	Worcestershire County Structure Plan

Contact Details

We welcome your comments on the contents of this document. Please contact us by any of the following methods:

Telephone: 01527 881323

E-mail: planningpolicy@bromsgrove.gov.uk

Post: Planning Policy Section
Planning Services
Bromsgrove District Council
Burcot Lane
Bromsgrove
B60 1AA

For further information you can also visit the Strategic Planning Section website at;

www.bromsgrove.gov.uk/planningpolicy

BROMSGROVE DISTRICT COUNCIL

LDF WORKING GROUP MEETING

28th MARCH 2007

SAVING LOCAL PLAN POLICIES

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Head of Service	Dave Hammond, Head of Planning & Environment Services

1. SUMMARY

1.1 The purpose of this report is to inform Members on the position regarding policies contained within the existing Bromsgrove District Local Plan, prior to the adoption of the Core Strategy and other relevant Development Plan Documents.

2. RECOMMENDATIONS

2.1 That the Members note the contents of this report and agree that the policies described in the attached appendix should be either saved or discarded for the reasons provided.

3. BACKGROUND

3.1 Under the Planning and Compulsory Purchase Act 2004 policies contained in the Bromsgrove District Local Plan were saved for 3 years from the 28th September 2004.

3.2 To save such policies beyond the expiry of this 3 year period, Local Planning Authorities need to seek the Secretary of State's agreement to issue a direction to save them.

3.3 Local Planning Authorities need to demonstrate that the policies they wish to be saved are consistent with current national policy and that it is not feasible to replace them by 27th September 2007.

3.4 Local Planning Authorities need to submit a list of saved policies to Government Offices by 1 April 2007. The list should be in two distinct parts:

- Those saved policies the LPA wishes to extend beyond the 3 years saved period, with reasons and
- Those saved policies the LPA does not wish to see saved beyond the 3 years saved period, with reasons

3.5 Government Offices will assess requests to save policies beyond 3 years in the light of criteria set out in Planning Policy Statement PPS12, which states that policies to be extended should comply with the following criteria:

1. where appropriate there is a clear central strategy
2. policies have regard to the Community Strategy for the area
3. policies are in general conformity with the regional spatial strategy
4. policies are in conformity with the core strategy DPD(not applicable)
5. there are effective policies for any parts of the authority's area where significant change in the use or development of land or conservation of the area is envisaged
6. policies are necessary and do not merely repeat national or regional policy

In addition the Government will also have particular regard to:

- policies that support the delivery of housing, including unimplemented site allocations, up to date affordable housing policies, policies relating to the infrastructure necessary to support housing;
- policies on Green Belt general extent in structure plans and detailed boundaries in local plans
- policies that support economic development and regeneration, including policies for retailing and town centres;
- policies for waste management including unimplemented site allocations;
- policies that promote renewable energy; reduce impact on climate change; and safeguard water resources

4. PROGRESS

- 4.1 In accordance with the above guidance, a list of policies, proposed to be either saved or discarded has been prepared and is detailed in the attached appendix.
- 4.2 Members will note that it is proposed to retain the majority of policies. This is partly due to the likely timescales for the production of the Core Strategy and Generic Development Control Policies, being unlikely to be adopted until 2009/2010
- 4.3 It is proposed to delete 28 policies out of a total of 170 both District wide and Area policies (16%). The reasons for proposed deletion range from the policy being no longer relevant; to it not being used; in the case of specific site allocations, the site is now developed; or it merely repeats, or does not comply with National Policy.
- 4.4 There has been close collaboration between officers including policy planners and Development control officers in the preparation of this list to ensure policies which are still of use are retained.
- 4.5 Informal advice of the GOWM has also been sought on the approach adopted but is currently awaited and Members will be verbally updated at your meeting regarding this issue.

5. NEXT STEPS

5.1 Local Planning Authorities need to submit a list of saved policies to Government Offices by 1 April 2007.

5.2 GOWM will assess requests and inform us of the outcome by 27th September 2007. The Secretary of State may make amendments to the proposed list and may extend a policy which has not been in a list of policies the LPA wishes to save if, for example, the policy is consistent with PPS12 and the extension of the policy is necessary in order to secure the delivery of national planning policy.

6. CONCLUSIONS

6.1 The attached appendix lists those Local Plan policies which it is considered should either be saved or be deleted. This is an interim measure in the transition from the old system of local plans/structure plans and Unitary Development Plans, until the new Local Development Framework can be fully adopted. Only those policies which have become out of date, not used, repetitive or not in conformity with National Policy have been suggested for deletion. It is therefore proposed to retain approximately 80% of existing policies, which it is anticipated will provide sufficient degree of continuity and certainty over this temporary change-over period.

7. FINANCIAL IMPLICATIONS

7.1 It is intended to issue amendments to existing copies held in stock of the Bromsgrove District Local Plan and the Proposals Map. It is not intended to print a new Local Plan document or Proposals Map, as it is considered that this would be both confusing to members of the public and financially unviable, especially in view of its temporary nature. These documents will eventually be replaced by the new Local Development Framework documents such as the Core Strategy DPD.

8. LEGAL IMPLICATIONS

7.1 None

Contact Officer:

Name: Rosemary Williams
Email: r.williams@bromsgrove.gov.uk
Tel: 01527 881316

Name: Jayne Pickering
Head of Financial Services
E Mail: j.pickering@bromsgrove.gov.uk
Tel: 01527 88 1204

This page is intentionally left blank

TABLE OF EXISTING SAVED LOCAL PLAN POLICIES AND CONSIDERATION OF WHETHER ANY POLICIES SHOULD BE SAVED BEYOND THE THREE YEAR PERIOD (SEPTEMBER 2007)

BROMSGROVE DISTRICT LOCAL PLAN (ADOPTED JAN. 2004)

TABLE OF LOCAL PLAN POLICIES TO BE DELETED:

Policy Number	Policy Name (and purpose).	Request to save Policy beyond Sept 2007. YES/NO	If "YES" state how the Policy meets the criteria* in para 5.15 of PPS12.	Other reasons why the Policy should be retained.	If "YES" what will replace the saved Policy after Sept 2007.	If "NO" reason why Policy is not requested to be saved.
DISTRICT WIDE POLICIES:						
DISTRICT STRATEGY						
DS6	Locations in the Green Belt	No	N/A	N/A	N/A	Policy not required as control provided under other policies (DS2).
DS7	Premium Industrial Sites	No	N/A	N/A	N/A	Policy no longer appropriate. Repeats Policy PA3 of RSS.

DS10	Environmental Assessment	No	N/A	N/A	N/A	Policy superseded by current legislation Town and Country Planning (Environmental Impact Assessments) (England and Wales) Regulations 1999 and European Directive 2001/42/EC
DS12	Renewal of Planning Permissions	No	N/A	N/A	N/A	Policy is unnecessary as control exists within current planning legislation
DS14	Enforcement	No	N/A	N/A	N/A	Enforcement Powers provided under existing Planning legislation
DS15	Public Art	No	N/A	N/A	N/A	Policy is ineffective and not utilised fro instance by DC officers

Page 60

HOUSING

S1	Housing Land to meet Structure Plan Requirements	No	N/A	N/A	N/A	Figures contained within this policy are now out of date. Current figures provided in RSS and Structure Plan 1996-2011
----	---	----	-----	-----	-----	--

S2	Housing site allocations	No	N/A	N/A	N/A	Sites (HAG1 and BROM1)now developed
----	--------------------------	----	-----	-----	-----	-------------------------------------

AGRICULTURE

C20	Protection of High Quality Agricultural Land	No	N/A	N/A	N/A	Policy C20 repeats national policy. Superseded by PPS7 (paragraphs 28, 29 & 30), which provides updated advice on the issues covered by this policy.
-----	--	----	-----	-----	-----	--

C25	Agricultural Workers Temporary Accommodation	No	N/A	N/A	N/A	Policy C25 repeats national policy. Superseded by PPS7 (paragraphs 12 & 13), which provides updated advice on the issues covered by this policy.
-----	--	----	-----	-----	-----	--

C26	Agricultural Workers Temporary Accommodation	No	N/A	N/A	N/A	Policy C26 repeats national policy. Superseded by PPS7 (paragraphs 12 & 13), which provides updated advice on the issues covered by this policy.
-----	--	----	-----	-----	-----	--

FARM DIVERSIFICATION

C35	Garden Centres	No	N/A	N/A	N/A	Policy C35 is no longer required. Policy is controlled by PPG2. PPS7 (paragraphs 12 & 13) also provides updated advice on the issues covered by this policy.
------------	-----------------------	----	-----	-----	-----	--

EMPLOYMENT

E1	Employment land to meet Structure Plan requirements	No	N/A	N/A	N/A	Local Development Scheme (Adopted Jan. 2005) recommends deletion of Policy E1 (p.29). Structure Plan replaced by new Structure Plan 1996 – 2011. Phase 2 of RSS will give us employment targets.
-----------	--	----	-----	-----	-----	--

E2	Employment land for Redditch-related needs	No	N/A	N/A	N/A	Local Development Scheme (Adopted Jan. 2005) recommends deletion of Policy E2 (p.29). Structure Plan replaced by new Structure Plan 1996 –
-----------	---	----	-----	-----	-----	--

						2011. Phase 2 of RSS will give us employment targets.
E3	Employment land for remainder of District	No	N/A	N/A	N/A	Local Development Scheme (Adopted Jan. 2005) recommends deletion of Policy E3 (p.29). Structure Plan replaced by new Structure Plan 1996 – 2011. Phase 2 of RSS will give us employment targets.

Page 63

RECREATION

RAT11	Potential for Informal Recreation Facilities	No	N/A	N/A	N/A	Policy is unnecessary.
--------------	---	----	-----	-----	-----	------------------------

AREA POLICIES:

BROMSGROVE

BROM1	Land at The Oakalls/Slideslow Farm	No	N/A	N/A	N/A	Development is now complete. Control of land use by operational planning powers governing changes of use.
BROM7	Land within the periphery of the UEF/Garringtons works off Newton Road/Sherwood Road, Aston Fields	No	N/A	N/A	N/A	Development is now complete. Control of land use by operational planning powers governing changes of use.
BROM8	Land at Bunstsford Hill (Phase 2)	No	N/A	N/A	N/A	Development is now complete. Control of land use by operational planning powers governing changes of use.
BROM8A	Land at Bunstsford Hill (Phase 3)	No	N/A	N/A	N/A	Development is now complete. Control of land use by operational planning powers governing changes of use.
BROM10	Waste Transfer Station Aston Fields	No	N/A	N/A	N/A	Development is now completed

BROM17	Redevelopment of the Market Hall Area	No	N/A	N/A	N/A	Local Development Scheme (Adopted Jan. 2005) recommends deletion of Policy BROM17 (p.29). Development on this site could be premature to wider Town Centre Area Action Plan.
BROM25	Improvements in access to Police Station	No	N/A	N/A	N/A	Policy BROM25 no longer required. To be replaced by Town Centre Area Action Plan.
BROM26	Site for tree nursery: Round Hill Allotments	No	N/A	N/A	N/A	Tree nursery completed.
BROM29	Churchfields open space	No	N/A	N/A	N/A	Local Development Scheme (Adopted Jan. 2005) recommends deletion of Policy BROM29 (p.29).
BROM31	Bromsgrove railway station car park	No	N/A	N/A	N/A	Development complete – railway station car park has been built.

HAGLEY

HAG1	Area of Development Restraint: Sewage Works	No	N/A	N/A	N/A	Policy HAG1 no longer required. Development completed.
------	---	----	-----	-----	-----	--

* The Secretary of State who will consider whether to direct that these policies should be saved for a longer period in accordance with following criteria:

- i. the saved policies are consistent with national planning policies appearing in White Papers and Planning Policy Statements that have been published since the policies were adopted and are in general conformity with the regional spatial strategy;
- ii. the saved policies address an existing strategic policy deficit and do not duplicate national or local policy;
- iii. the operation of policies to be saved for longer than three years is not materially changed by virtue of other policies in the old plan not being saved; and
- iv. even where policies are non-compliant with one or more of the above, the Secretary of State considers that it is appropriate for the policies to be saved for

TABLE OF EXISTING SAVED LOCAL PLAN POLICIES AND CONSIDERATION OF WHETHER ANY POLICIES SHOULD BE SAVED BEYOND THE THREE YEAR PERIOD (SEPTEMBER 2007)

BROMSGROVE DISTRICT LOCAL PLAN (ADOPTED JAN. 2004)

TABLE OF LOCAL PLAN AREA POLICIES TO BE SAVED:

Policy Number	Policy Name (and purpose).	Request to save Policy beyond Sept 2007. YES/NO	If "YES" state how the Policy meets the criteria* in para 5.15 of PPS12.	Other reasons why the Policy should be retained.	If "YES" what will replace the saved Policy after Sept 2007.	If "NO" reason why Policy is not requested to be saved.
AREA POLICIES:						
ALVECHURCH						
ALVE2	Development within Alvechurch Shopping Area	Yes	Policy is locally distinctive and necessary	Policy informs DC process. Policy also seeks to control development within Conservation Area. Policy relates to retailing within an existing village centre and supports regeneration by encouragement of reuse of	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

				upper floors with appropriate uses in accordance with PPS1 and PPS6.		
ALVE3	Provision of additional off-street parking near Alvechurch Station	Yes	Policy is locally distinctive and is in line with the Community Strategy	Flexible policy that has capability of supporting improved rail services and hence sustainable travel methods, in accordance with PPG13 and Regional Policies T5 & T7	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ALVE4	Site for open space and water recreation	Yes	Policy is locally distinctive and is in line with the Community Strategy	Policy informs DC process. Site located within Green Belt. Policy complies with PPG2 and PPG17. Links with Community Strategy "Improving Health and Well Being" Complies with Regional Policy QE4 Structure plan policy RST 9	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ALVE5	Density Restrictions	Yes	Policy is locally distinctive. Part of the area is within a Conservation Area. Policy also complies with Village design Statement. IN general conformity with PPS3.	Although PPS3 states the minimum density should be 30 dwellings per ha, Para 16 also states that when assessing design quality, matters to consider include the extent to which the proposed development is well integrated with and complements the	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

				neighbouring buildings and the local area more generally in terms of scale, density layout and access		
ALVE6	Area of Development Restraint: Land to north of Crown Meadow	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
ALVE7	Area of Development Restraint: Land to north of Rectory Lane	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
ALVE8	Area of Development Restraint: Land to south of Rectory Lane	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

				envisaged.		
--	--	--	--	------------	--	--

BARNT GREEN

Page 70	BG1	Development within Barnt Green Shopping Area	Yes	Policy is locally distinctive and necessary	Policy informs DC process. Policy relates to retailing within an existing village centre and supports regeneration by encouragement of reuse of upper floors with appropriate uses in accordance with PPS1 and PPS6.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
	BG2	Station Approach Development site	Yes	Locally distinctive policy and informs DC process.	Policy aims to encourage greater usage of public transport thereby reducing impact on change.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
	BG3	Improvements to Car parking provision	Yes	Locally distinctive policy and is in line with the Community Strategy to promote sustainable transport patterns	Policy aims to encourage greater usage of public transport thereby reducing impact on change. Also supports retailing in Barnt Green Shopping Area.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

BG4	Retention of character of Area	Yes	Policy is locally distinctive and necessary. Policy is in general conformity with PPS3. Para 16 states that when assessing design quality, matters to consider include the extent to which the proposed development is well integrated with and complements the neighbouring buildings and the local area more generally in terms of scale, density layout and access	Barnt Green is historically a generally low density area enhanced by mature woodland. The character of this area is of a semi rural nature, which visually blends into the adjacent Green Belt. Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
BELBROUGHTON						
BEL1	Village Envelope	Yes	Policy is locally distinctive and necessary.	Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010.	N/A

BEOLEY

BE1	Village Envelope	Yes	Policy is locally distinctive and necessary	Policy informs DC process.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BE2	Site for play area	Yes	Policy is locally distinctive. It is supportive of Parish Council objectives and therefore consistent with the Community Strategy.	Policy conforms with PPG17 and supports infrastructure required in connection with residential development. Structure plan policy RST 12	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BE3	Area of development Restraint: Land at Ravensbank Drive	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

BOURNEHEATH

BOUR1	Village Envelope	Yes	Policy is locally distinctive and necessary	Policy informs DC process.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROMSGROVE						
BROM5	Area of Development Restraint Barnsley Hall South and Norton Farm	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

BROM5A	Land at Perryfields Road East	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM5B	Land north of Perryfields Road	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM5C	Land adjacent former Wagon Works	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

				development of land is envisaged.		
BROM5D	Land at Perryfields Road West	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM5E	Land at Church Road Catshill	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

BROM5F	Land at Whitford Road	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM6	Land between Hanbury Road, Shaw Lane and Westonhall Road, Stoke Prior	Yes	Policy is locally distinctive	Informs DC process	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM9	Land in industrial use off Willow Road is zoned for residential purposes	Yes	Site specific policy to remove non conforming use	Policy informs DC process. Policy in accordance with PPS1 & 3 in promoting good design.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM11	Town Centre Zone	Yes	Site specific policy which informs DC process of appropriate land uses within Town Centre and defines boundary	Locally distinctive policy. Relates to principles within National Policies PPS1 & PPS6, Regional Policies UR3 & RR3, Structure Plan	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

				Policy SD9		
BROM12	Primary and secondary shopping areas	Yes	Site specific policy which informs DC process of appropriate land uses within Town Centre and defines boundary	Locally distinctive policy. Relates to principles within National Policies PPS1 & PPS6, Regional Policies UR3 & RR3, Structure Plan Policy SD9	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
BROM13	Development in primary shopping area	Yes	Policy is necessary and does not merely repeat national policy. Policy applies advice in PPS6 (paragraph 2.1, 2.16 & 2.17) to primary shopping area.	Policy BROM13 is necessary as it defines the activity use permitted in the primary shopping area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM14	Development in secondary shopping area	Yes	Policy is necessary and does not merely repeat national policy. Policy applies advice in PPS6 (paragraphs 2.1, 2.16 & 2.17) to secondary shopping.	Policy BROM14 is necessary as it defines the activity use permitted in the secondary shopping area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM16	Amalgamation of shop units	Yes	Policy is necessary and does not merely repeat national policy. Policy is	Policy BROM16 is necessary to preserve the	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

			consistent with PPS6 guidance.	character of the town centre.		
BROM18	Improvements to shopping environment	Yes	Policy is necessary and does not merely repeat national policy.	Policy applies advice in PPG13 (paragraphs 76 & 77) to shopping environment.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM19	Development of alleyways and town courts	Yes	Policy BROM19 is necessary and does not merely repeat national guidance.	Policy applies the advice in PPS6 (paragraph 2.19) and PPG15.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM22	Improved facilities to the shopping environment	Yes	Policy BROM22 is necessary and does not merely repeat national guidance.	Policy applies the advice in PPS6 (paragraphs 2.16 & 2.19) and PPG13 (paragraph 75 & 76).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM23	Development in Catshill shopping area	Yes	Policy BROM23 is necessary and does not merely repeat national guidance.	Policy applies the advice in PPS6 (paragraphs 2.16 & 2.17) to Catshill shopping area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM24	Development in Aston Fields shopping area	Yes	Policy BROM24 is necessary and does not merely repeat national guidance.	Policy applies the advice in PPS6 (paragraphs 2.16 & 2.17) to Aston Fields shopping area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM28	Play area and open space	Yes	Policy BROM28 is necessary and does not merely repeat national	Policy amplifies advice in PPG17 (paragraphs 20 &	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

			policy.	24) to Bromsgrove area.		
BROM30	Avoncroft Museum	Yes	Policy BROM30 is necessary and does not repeat national policy.	This policy is necessary as Avon Croft Museum is located in Green Belt. Policy is consistent with advice in PPG2.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BROM32	Strategic Open Space	Yes	Policy BROM32 is necessary and does not merely repeat national guidance.	Important to keep this policy because site is located in Green Belt and its position is close to M5 motorway. Policy amplifies advice in PPG2.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
BURCOT						
BUR1	Village envelope	Yes	Policy is locally distinctive and necessary	Policy informs DC process.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
CLENT						
CL1	Village Envelope	Yes	Policy is locally distinctive and necessary.	Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010.	N/A

COFTON HACKETT

CH1	Environmental Improvements at Rednal	Yes	Policy is locally distinctive	Policy informs DC process. Does not repeat National Policy, although relates to PPS1 Delivering Sustainable Development, structure plan policy D13 and QE2 of RSS	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
------------	---	-----	-------------------------------	---	---	-----

Page 80

FAIRFIELD

FAR1	Village Envelope	Yes	Policy is locally distinctive and necessary.	Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010.	N/A
-------------	-------------------------	-----	--	----------------------------	---	-----

FINSTALL

FIN1	Village envelope	Yes	Policy is locally distinctive and necessary	Policy informs DC process.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
-------------	-------------------------	-----	---	----------------------------	---	-----

FIN3	Site for open space Pennamor	Yes	Policy is locally distinctive and consistent with aims of Community Strategy	Policy conforms with PPG17 and supports infrastructure required in connection with residential development. Structure plan policy RST 12	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
FIN4	Site for open space Heydon Road	Yes	Policy is locally distinctive and consistent with aims of Community Strategy	Policy conforms with PPG17 and supports infrastructure required in connection with residential development. Structure plan policy RST 12	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
FRANKLEY						
FR2	Site for open space	Yes	Policy is locally distinctive and consistent with aims of community strategy	Policy conforms with PPG17 and supports infrastructure required in connection with residential development. Structure plan	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

				policy RST 12		
FR3	Site for play area	Yes	Policy is locally distinctive and consistent with aims of Community Strategy	Policy conforms with PPG17 and supports infrastructure required in connection with residential development. Structure plan policy RST 12	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
FR4	Area of Development Restraint- Land off Egghill Lane	Yes	Policy is locally distinctive	Policy in conformity with RSS and supports delivery of housing, including unimplemented site allocation. Effective policy where significant change in development of land is envisaged.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A

HAG2	Area of Development Restraint: Kidderminster Road South	Yes	Policy HAG2 is shown on Proposals Map as land designated as an Area of Development Restraint.	Site located in Green Belt. Future pressures on Green Belt may require the release of Green Belt land for housing development.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
HAG2A	Area of Development Restraint: Land at Algoa House	Yes	Policy HAG2A is shown on Proposals Map as land designated as an Area of Development Restraint.	Site located in Green Belt. Future pressures on Green Belt may require the release of Green Belt land for housing development.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
HAG2B	Area of Development Restraint: Land South of Kidderminster Road	Yes	Policy HAG2B is shown on Proposals Map as land designated as an Area of Development Restraint.	Site located in Green Belt. Future pressures on Green Belt may require the release of Green Belt land for housing development.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
HAG3	Development in Hagley shopping area	Yes	Policy HAG3 is necessary and does not merely repeat national policy.	Policy HAG3 is in accordance with Local Plan Policy S21. Policy is also in conformity with PPS6 (paragraphs 2.16 & 2.17), and RSS Policy UR3.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

HAG5	Wildlife site designation	Yes	Policy HAG5 is necessary and does not merely repeat national policy.	Policy HAG5 is consistent with PPS9 guidance, and RSS Policies QE1 & QE7.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
HOLY CROSS						
HOL1	Village Envelope	Yes	Policy is locally distinctive and necessary.	Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010.	N/A
HOPWOOD						
HOP1	Village envelope	Yes	Policy is locally distinctive and necessary	Policy informs DC process.	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
ROMSLEY						
ROM1	Village Envelope	Yes	Policy is locally distinctive and necessary.	Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010.	N/A
ROM2	Site for play area: Land off Dark Lane	Yes	Policy ROM2 is necessary and does not merely repeat national guidance.	Policy amplifies advice in PPG17 (paragraphs 20 & 24) to Romsley area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

ROWNEY GREEN

ROW1	Village Envelope	Yes	Policy is locally distinctive and necessary.	Policy informs DC process.	To be replaced by Generic Development Control Policies DPD 2009/2010.	N/A
------	------------------	-----	--	----------------------------	---	-----

RUBERY

RUB2	Development in Rubery shopping area	Yes	Policy RUB2 is necessary and does not merely repeat national policy.	Policy applies advice in PPS6 (paragraphs 2.16 & 2.17) to Rubery shopping area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
RUB4	Residential development site: Whetty Lane	Yes	Policy RUB4 is necessary and does not repeat national policy.	Policy must be saved for future housing development following release of RSS housing figures.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
RUB5	Site for play area: Land off New Inns Lane	Yes	Policy RUB5 is necessary and does not merely repeat national policy.	Policy amplifies advice in PPG17 (paragraph 20 & 24) to Rubery area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

TARDEBIGGE

TARD1	Site for recreation/leisure purposes	Yes	Policy is locally distinctive and consistent with aims of Community Strategy	Policy conforms with PPG17 and supports infrastructure required in connection with residential development. Structure plan policy RST 12	To be replaced by Core Strategy/ Generic Development Control Policies DPD 2009/2010	N/A
WYTHALL						
WYT1	Development in Wythall shopping area	Yes	Policy WYT1 is necessary and does not repeat national policy.	Policy applies advice in PPS6 (paragraphs 2.16 & 2.17) to Wythall shopping area.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT2	Wildlife area: Beaudesert Road	Yes	Policy WYT2 is necessary and does not repeat national policy.	Policy applies advice in PPS9 (paragraph 5) to a specific area in Wythall.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT3	Nature Reserve: Sycamore Drive	Yes	Policy WYT3 is necessary and does not repeat national policy.	Policy applies advice in PPS9 (paragraph 5) to a specific area in Wythall.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT4	Rationalisation of bus museum	Yes	Policy WYT4 is necessary and does not merely repeat national	Policy amplifies advice of PPG13 to a specific site at	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

	encouraged		policy.	the local level.		
WYT5	Recreation development at Wythall Park	Yes	Policy WYT5 is necessary and does not repeat national policy.	Policy WYT5 applies advice in PPG17 (paragraphs 20 & 21).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT6	New sports pitches	Yes	Policy WYT6 is necessary and does not repeat national policy.	Policy applies advice in PPG17 (paragraph 20).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT7	Site for playing fields: Walker Heath	Yes	Policy WYT7 is necessary and does not repeat national policy.	Policy applies advice in PPG17 (paragraph 20 & 24).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT8	Site for recreational use: Shirley Quarry	Yes	Policy WYT8 is necessary and does not repeat national policy.	Policy applies advice in PPG17 (paragraph 20).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT9	Site for open space: Falstaff Avenue	Yes	Policy WYT9 is necessary and does not repeat national policy.	Policy applies advice in PPG17 (paragraph 20 & 24).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT10	Park and Ride facilities at Wythall railway station	Yes	Policy WYT10 is necessary and does not repeat national policy.	Policy is in general conformity with PPG17.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT11	Site for new church: Silvermead School	Yes	Policy WYT11 is necessary and does not repeat national policy.	The policy should be saved to maintain the sites designation for use as a church –	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

				a key community facility. No new site has been found.		
WYT13	Gypsy caravan site	Yes	Policy WYT13 is necessary and does not repeat national policy.	The policy should be saved to maintain the sites designation for use as a gypsy caravan site.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT15	Area of Development Restraint: Land off Selsdon Close, Grimes Hill	Yes	Policy WYT15 is shown on Proposals Map as land designated as an Area of Development Restraint.	Site located in Green Belt. Future pressures on Green Belt may require the release of Green Belt land for housing development.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WYT16	Area of Development Restraint: Land at Bleakhouse Farm	Yes	Policy WYT16 is shown on Proposals Map as land designated as an Area of Development Restraint.	Site located in Green Belt. Future pressures on Green Belt may require the release of Green Belt land for housing development.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

* The Secretary of State who will consider whether to direct that these policies should be saved for a longer period in accordance with following criteria:

i. the saved policies are consistent with national planning policies appearing in White Papers and Planning Policy Statements that have been published since the policies were adopted and are in general conformity with the regional spatial strategy;

ii. the saved policies address an existing strategic policy deficit and do not duplicate national or local policy;

iii. the operation of policies to be saved for longer than three years is not materially changed by virtue of other policies in the old plan not being saved; and

iv. even where policies are non-compliant with one or more of the above, the Secretary of State considers that it is appropriate for the policies to be saved for

This page is intentionally left blank

TABLE OF EXISTING SAVED LOCAL PLAN POLICIES AND CONSIDERATION OF WHETHER ANY POLICIES SHOULD BE SAVED BEYOND THE THREE YEAR PERIOD (SEPTEMBER 2007)

BROMSGROVE DISTRICT LOCAL PLAN (ADOPTED JAN. 2004)

TABLE OF LOCAL PLAN DISTRICT WIDE POLICIES TO BE SAVED:

Policy Number	Policy Name (and purpose).	Request to save Policy beyond Sept 2007. YES/NO	If "YES" state how the Policy meets the criteria* in para 5.15 of PPS12.	Other reasons why the Policy should be retained.	If "YES" what will replace the saved Policy after Sept 2007.	If "NO" reason why Policy is not requested to be saved.
BDLP District Wide Policies						
DISTRICT STRATEGY						
DS1	Green Belt Designation	Yes	Clear Central Strategy. Relates to PPG 2 but does not merely repeat it. Conforms with Community strategy objectives.	Locally distinctive policy vital to protect the Green Belt generally and preserve the narrow and vulnerable gaps to the north and south. Relates to Structure Plan Policy D38.	To be replaced by Core Strategy 2009	N/A

DS2	Green Belt Development Criteria	Yes	Clear Central Strategy. Relates to PPG 2 but does not merely repeat it. Conforms with Community strategy objectives.	Locally distinctive policy vital to protect the Green Belt. Informs Development Control process	To be replaced by Core Strategy 2009	N/A
DS3	Main Locations for Growth	Yes	Clear Central Strategy. Relates to PPG 2 but is locally distinctive. Conforms with Community strategy objectives.	Conforms with aims of PPS1 as supports principle of sustainable development by concentrating growth on existing urban area.	To be replaced by Core Strategy 2009	N/A
DS4	Other Locations for Growth	Yes	Clear Central Strategy. Relates to PPG 2 but is locally distinctive. Conforms with Community strategy objectives.	Conforms with aims of PPS1 as supports principle of sustainable development by concentrating growth on existing settlements.	To be replaced by Core Strategy 2009	N/A
DS5	Village envelope settlements	Yes	Locally distinctive policy which Conforms with National Policy PPS3 and PPG2	Informs DC process	To be replaced by Core Strategy 2009	N/A
DS8	Areas of Development Restraint	Yes	Relates to PPG2 but is locally distinctive policy.	Conforms with aims of PPS1 as supports principle of sustainable development. Protects the Green Belt, whilst providing flexibility for future growth. Policy supports delivery of housing in accordance with PPS12.	To be replaced by Core Strategy 2009	N/A

DS9	Protection of Designated Environmental Areas	Yes	Policy is necessary and whilst relating to PPS9 and PPG15 does not merely repeat guidance.	Effective policy for conservation of the area. Locally distinctive policy which informs DC process.	To be replaced by Core Strategy 2009	N/A
DS11	Planning Obligations	Yes	Policy does not merely repeat National Guidance	Informs DC process. Although changes to National Guidance is underway, policy is currently relevant.	Planning Gain Supplement currently out to consultation	N/A
DS13	Sustainable Development	Yes	Policy relates to PPS1 but does not merely repeat it. It reinforces objectives of Community Strategy	Informs DC process	To be replaced by Core Strategy 2009	N/A

HOUSING

S3	Windfall Policy	Yes	Locally distinctive Policy, which is in general conformity with PPS3 but does not repeat it	Policy supports delivery of housing	To be replaced by Core Strategy 2009 in accordance with RSS	N/A
S4	Monitoring of housing sites	Yes	Maintenance of a 5 year supply of housing is in accordance with provisions made in PPS3	Policy supports delivery of housing	To be replaced by Core Strategy 2009 in accordance with RSS	N/A

S6	Special needs in Housing	Yes	The requirement to take account of the changing needs of the population is in accordance with PPS3	Policy supports delivery of housing. In accordance with key aim of Community Strategy	To be replaced by Core Strategy 2009	N/A
S7	New dwellings outside the Green Belt	Yes	Locally distinctive policy which does not repeat National Guidance	Informs DC process. SPG 10 Managing Housing Supply.	To be replaced by Core Strategy/ Generic Development Control Policies DPD/ SPD 2009/2010	N/A
S8	Plot sub-division	Yes	Locally distinctive policy which does not repeat National Guidance	Informs DC process. SPG1 Residential Design Guide expands on this policy	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S9	New dwellings in the Green Belt	Yes	Locally distinctive policy which does not repeat National Guidance	Informs DC process. Relates to SPG 10 Managing Housing Supply	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S10	Extensions to dwellings outside the Green Belt	Yes	Locally distinctive policy which builds on National Guidance contained in PPS1, Regional Guidance Policy QE3	Informs DC process and provides basis for SPG 1 Residential Design Guide. Consistent with aims of PPS3	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S11	Extensions to dwellings in the Green Belt	Yes	Effective Central Policy controlling development in the Green Belt	Locally distinctive policy which expands on National Guidance PPG2. Policy provides basis for SPG 7- Extensions to	To be replaced by Generic Development Control Policies DPD/SPD	N/A

				Dwellings in the Green Belt, thereby informing DC process.	2009/2010	
S12	Replacement of dwellings in the Green Belt	Yes	Effective Central Policy controlling development in the Green Belt	Locally distinctive policy which expands on National Guidance PPG2. Relates to Policy DS2.	To be replaced by Generic Development Control Policies DPD/SPD 2009/2010	N/A
S13	Sub-division of dwellings in the Green Belt	Yes	Locally distinctive policy which does not repeat National Guidance	Informs DC process. Relates to SPG 10 Managing Housing Supply	To be replaced by Generic Development Control Policies DPD/ SPD 2009/2010	N/A
S13A	Changes of use of dwellings in the Green Belt	Yes	Policy expands on guidance contained in PPG2	Informs DC process. Relates to SPG4 Conversion of Rural Buildings	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S14	Range of housing types and tenures	Yes	Locally distinctive policy which does not merely repeat PPS3	Policy which supports delivery of housing including affordable housing	To be replaced by Core Strategy 2009	N/A
S15	Affordable housing in urban areas	Yes	Necessary Central Policy	Locally distinctive policy which does not merely repeat PPS3. Informs DC process	To be replaced by Core Strategy 2009	N/A

S16	Affordable housing in Green Belt areas	Yes	Necessary Central Policy	Locally distinctive policy which does not merely repeat PPS3. Informs DC process. Relates to SPG10 Managing Housing Supply.	To be replaced by Core Strategy 2009	N/A
S17	Caravan/Mobile home sites	Yes	Effective Policy for controlling unacceptable development in the Green Belt	Informs DC process. Policy does not repeat National Guidance PPG2. Bromsgrove is 91% Green Belt. Policies to preserve its character/ openness are therefore vital. Relates to Policy D17 of County Council Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S18	Gypsies	Yes	Locally distinctive policy in accordance with National Guidance PPS3, PPG2, Circular 1/2006 Planning for Gypsies and Traveller Caravan Sites.	Informs DC process. Relates to Policy D18 of County Council Structure Plan.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S19	Incompatible land uses	Yes	Locally distinctive policy which does not merely repeat National Guidance PPS1	Informs DC process. Supports RSS Policy QE2 Creating a High Quality Built Environment For All	To be replaced by Generic Development Control Policies DPD/SPD 2009/2010	N/A

Page 96

SHOPPING

S20	Main Shopping Location	Yes	Clear Central Strategy conforming with aims of Community Strategy	Locally distinctive policy which conforms with aims of PPS6 and PPS1 as supports principle of sustainable development by concentrating growth on existing centre. Policy RR3 of RPG11 seeks to develop shopping within the town centre	To be replaced by Area Action Plan for Bromsgrove Town Centre 2009/2010	N/A
S21	Out of Town Shopping	Yes	Locally distinctive policy which does not merely repeat National Guidance PPS6 which advocates (as PPG6) a sequential approach be adopted in site selection	Informs DC process. In accordance with policy PA13 Out of Centre Retail Development of RSS.	To be replaced by Core Strategy 2009	N/A
S22	Provision of Local Shopping Facilities in New Residential Areas	Yes	Locally distinctive policy	Does not repeat National Guidance. Contributes towards aims of PPS6 and PPS1 in Delivering sustainable communities and reducing need to travel/impact on climate change.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S23	Shopfront Enhancement	Yes	Locally distinctive policy, based on good design as advocated in PPS1. Does not merely repeat the general guidance contained in PPG19.	Informs DC Process. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

S24	Retention of Traditional Shopfronts	Yes	Locally distinctive policy, based on good design as advocated in PPS1.Does not merely repeat the general guidance contained in PPG19.	Informs DC Process. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S24A	Original features on shopfronts	Yes	Policy based on good design principles as advocated in PS1.Does not merely repeat the general guidance contained in PPG19.	Informs DC Process. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S25	New shopfronts	Yes	Policy based on good design as advocated in PPS1.Does not merely repeat the general guidance contained in PPG19.	Informs DC Process. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S26	Shopfront fascias	Yes	Policy based on good design as advocated in PPS1.Does not merely repeat the general guidance contained in PPG19.	Informs DC Process by outlining specific dimensions. Detailed guidance provided in SPG2	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S27	Standards of Fascia Design	Yes	Policy based on good design as advocated in PPS1.Does not merely repeat the general guidance contained in PPG19.	Informs DC Process by outlining specific dimensions. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

S27A	Projecting Signs	Yes	Policy based on good design as advocated in PPS1. Does not merely repeat the general guidance contained in PPG19.	Informs DC Process by outlining specific dimensions. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S27B	Design and materials in Conservation Areas	Yes	Locally distinctive policy. Reinforces principles laid down by PPS1, PPG15 & 19 Planning and the Historic Environment	Informs DC process. Detailed guidance provided in SPG2 Shopfronts and Advertisements Design Guide	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
COMMUNITY FACILITIES						
S28	New/ enhanced community facilities	Yes	Policies are necessary and do not merely repeat National Policy (PPS1) or Regional Guidance (RR4)	Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S29	Access for the disabled	Yes	Policies are necessary and do not merely repeat National Guidance. Supports aims of PPS1 and PPS3 to encourage inclusive communities.	Not specifically covered elsewhere in planning policies (covered partially in part M Building Regs and DDA legislation)	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S31	Development at Educational Establishments	Yes	Does not merely repeat National Policy PPG17	No specific National/Regional Guidance concerning educational facilities.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

S32	Loss of private playing fields	Yes	Does not merely repeat National Policy PPG17 or Regional Guidance QE4	Policy includes local standard	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S33	Mobile classrooms	Yes	Policy informs DC process	Flexibility provided for educational space, whilst also discouraging long term use of temporary structures	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
CONSERVATION						
S35	Proposed new and extended Conservation Areas	Yes	Effective policy for conservation of the area	Specific to the area and doesn't repeat Government Guidance Complies with Regional Policy QE5	General policy in Structure plan CTC20 To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S35A	Development in Conservation Areas	Yes	Policy is necessary, informs DC process and is in line with the Community Strategy	PPG15 states that policies should be set out in the local plan when they have a bearing on the exercise of development control Para. 4.15 Structure plan policy CTC20 covers Conservation Areas only generally	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

S36	Design of development in Conservation Areas	Yes	Effective policy for conservation of the area	PPG15 states that policies should be set out in the local plan when they have a bearing on the exercise of development control Para. 4.15	Structure plan policy CTC20 covers Conservation Areas generally To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S37	Demolition in Conservation Areas	Yes	Effective policy for conservation of the area	PPG15 states that policies should be set out in the local plan when they have a bearing on the exercise of development control Para. 4.15 Provides LPA with additional powers linked to replacement buildings following demolition	Structure plan policy CTC20 covers Conservation Areas generally To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S38	Protection of buildings of merit	Yes	Effective policy for protection of listed buildings and is in line with the Community Strategy	Policy is necessary at a local level to reinforce provisions made within PPG15 Paras 6.20, 6.23, 7.5 & 7.9 Complies with Policy QE5	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

S39	Alterations to Listed Buildings	Yes	Effective policy for protection of listed buildings and is in line with the Community Strategy	Policy is necessary at a local level to reinforce provisions made within PPG15 Paras 3.8, 3.12	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S39A	Demolition of listed buildings	Yes	Effective policy for protection of listed buildings	Policy is necessary at a local level to reinforce provisions made within PPG15 Para 3.16	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S41	Listed Buildings in Shopping Areas	Yes	Effective policy for conservation of the area	PPG15 states that policies should be set out in the local plan when they have a bearing on the exercise of development control Para. 4.15	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S42	Shopfronts in Conservation Areas	Yes	Effective policy for conservation of the area	PPG15 states that policies should be set out in the local plan when they have a bearing on the exercise of development control Relates to SPG2	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S43	Traffic Calming Schemes	Yes	Does not repeat National Policy	Policy recognises the wider issues that impact on maintaining/enhancing character of Conservation Areas.	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

S44	Reinstatement of features in Conservation Areas	Yes	Does not repeat National Policy.	Informs DC process Effective policy to safeguard character of Conservation Area	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S45	Improvements to Conservation Areas	Yes	Does not repeat National Policy	Provides additional policy to encourage environmental improvement	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S46	Areas of Special Advertisement Control	Yes	Effective policy for control of development in conservation area	Policy is necessary to reinforce provisions made within PPG19 Para 25 at a local level	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S47	Advertisement Control	Yes	Does not repeat National Policy	Relates to SPG2 Shopfronts and Advertisements	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
S48	Historic Parks and Gardens	Yes	Does not repeat National Policy and is in conformity with Community Strategy	Builds on advice contained within PPG15 but provides locally distinctive policy	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

Page 103

LANDSCAPE

C1	Designation of Landscape Protection Areas	Yes	Policy C1 is necessary and does not repeat national policy.	Policy is necessary as defines those parts of the district that are important in landscape	To be replaced by Core Strategy DPD in 2009/10.	N/A
-----------	--	-----	---	--	---	-----

				terms to maintain the character of the district. This reflects the position in PPS7 (paragraphs 24 and 25).		
C4	Criteria for assessing development proposals	Yes	Policy C4 is necessary and does not repeat national policy.	Policy applies advice in PPS7 (paragraphs 24 & 25) to district.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C5	Submission of landscape schemes	Yes	Policy C5 is necessary and does not repeat national policy.	Policy is consistent with PPS1 and the community strategy as it contributes towards maintaining the character of the district.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C6	Sites for environmental improvements	Yes	Policy C6 is necessary and does not repeat national policy.	Policy is consistent with PPS1 and the community strategy as it contributes towards maintaining the character of the district.	To be replaced by Core Strategy / Generic Development Control Policies DPD in 2009/10.	N/A

Page 104

NATURE CONSERVATION POLICIES

C9	Development Affecting SSSI's and NNR's	Yes.	Policy C9 is part of a clear central strategy and does not merely repeat national or regional guidance. PPS9 states that sites designated as SSSI's should be protected. Policy C9 supplements guidance in PPS9 at a local level. Policy	The District has 8 SSSI's, which are in various states of recovery, decline or stability.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
-----------	---	------	--	---	--	-----

			C9 is also in conformity with Environmental Policy QE1 in RSS.			
C10	Development Affecting SWS's and LNR's	Yes	According to PPS9 LNR's must be protected. Policy C10 supplements guidance in PPS9 at a local level, and is consistent with RSS Policy QE1. Also consistent with PPS7 (paragraphs 24 & 25).	The District has 96 Special Wildlife Sites that must be protected.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C10A	Development Affecting other Wildlife Sites	Yes	PPS9 includes the protection of sites of regional and local biodiversity and geological interest, and Ancient woodlands and other important natural habitats. Policy C10A is in conformity with PPS9 and RSS Environmental Policies.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C11	Statutorily Protected Species and Habitats	Yes	Policy C11 is consistent with PPS9 guidance, RSS Policy QE7, and Countryside Rights of Way Act 2000, including Section 74: List of habitats and species of principal importance for the conservation of biological diversity in England.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C12	Wildlife Corridors	Yes	Policy C12 is consistent with the approach of PPS9 (paragraph 12) and outlines how the authority will create the network of wildlife sites. PPS9 states that 'LA's should		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

			aim to maintain networks of natural habitat by avoiding or repairing the fragmentation and isolation of natural habitats through policies in plans.' Policy C12 amplifies national guidance at the local level.			
C16	Effect of Infrastructure Development on the Landscape	Yes	Important to keep Policy C16 to protect landscape and wildlife from transport and related infrastructure development. Complies with national policy.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
WOODLANDS						
C17	Retention of Existing Trees	Yes	Policy C17 is important at the local level to protect existing trees. The policy amplifies guidance in PPS9 and is in conformity with RSS Policy QE8.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C18	Retention of Existing Woodland	Yes	Policy is consistent with the approach of PPS9 and is in conformity with RSS Policy QE8.	Policy C18 is necessary because Bromsgrove District has a number of Ancient woodlands, which must be protected.	To be replaced by Core Strategy DPD in 2009/10.	N/A

C19	Tree Preservation Orders	Yes	Policy C19 is a valuable tool for Tree Officers, who use this policy to protect trees under threat.	This policy is necessary to ensure the long term protection of trees and woodlands of high environmental amenity or ecological value.	To be replaced by Core Strategy DPD in 2009/10.	N/A
AGRICULTURE						
C21	New Agricultural Dwellings	Yes	Policy C21 is necessary and does not repeat national policy.	Policy C21 is linked to SPG6 'Agricultural Dwellings & Occupancy Conditions'. Policy is also in general conformity with PPS7 (Annex A).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C22	New Agricultural Dwellings	Yes	Policy C22 is necessary and does not repeat national policy.	Policy C22 is linked to SPG5 'Agricultural Buildings Design Guide' and SPG6 'Agricultural Dwellings & Occupancy conditions. Policy is also in general conformity with PPS7 (Annex A).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C23	Additional Dwelling Units on Farms	Yes	Policy C23 clarifies how the authority will consider applications for additional dwelling units on farms. Whilst new agricultural dwellings are covered by PPS7, there is no specific advice concerning additional dwelling units on farms.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

C24	Removal of Occupancy Conditions	Yes	Policy C24 amplifies the application of advice in PPS7 (Annex A).		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C27	Re-Use of Existing Rural Buildings	Yes	Policy C27 is necessary and does not repeat national policy.	Policy C27 is in general conformity with PPS7 (paragraphs 17 & 18), but C27 provides more detail.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C27A	Removal of Permitted Development Rights	Yes	Policy C27A clarifies how the authority will consider applications for removal of permitted development rights. PPS7 does not give specific advice on this matter.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C27B	Residential and Commercial Re-Use of a Rural Building	Yes	Policy C27B clarifies how the authority will consider applications for residential and commercial re-use of a rural building. This policy amplifies guidance in PPS7 (paragraph 17 & 18).		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C27C	Extensions to Converted Rural Buildings	Yes	Policy C27C is necessary as it sets out clearly how the authority should tackle applications for extensions to converted rural buildings. Policy provides more detailed guidance than PPS7.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

C29	Conversion of Listed Buildings	Yes	Policy C29 is necessary as it gives specific advice for applications requesting conversion of listed buildings.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C30	Twelve Month Limit for Re-Use of Building	Yes	Policy C30 is necessary as it enables the authority to restrict the period within which development must commence.	Rural buildings can deteriorate rapidly. This policy helps to ensure restoration work begins quickly.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C30A	New Agricultural Buildings	Yes	Policy C30A gives specific advice for applications requesting new agricultural buildings. Policy complies with guidance in PPS7.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

FARM DIVERSIFICATION

C31	Farm Diversification Schemes	Yes	Policy C31 supplements guidance in PPS7 (paragraphs 30 & 31). Policy C31 also conforms to RSS Policy PA15.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
C32	Farm Diversification Schemes	Yes	Policy C32 supplements guidance in PPS7 (paragraphs 30 & 31). Policy C32 also conforms to RSS Policy PA15.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

C33	Farm Shops	Yes	Policy C33 does not repeat national guidance. Policy is in conformity with guidance in PPS7 (paragraphs 30 & 31) and PPG2.		To be replaced by Core Strategy / Generic Development Control Policies DPD in 2009/10.	N/A
C34	Horticultural Nurseries	Yes	Policy C34 does not repeat national guidance. Policy is in conformity with guidance in PPS7 (paragraphs 30 & 31).		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
ARCHAEOLOGY						
C36	Preservation of Archaeological resources	Yes	Effective policy for archaeological preservation and is in line with the Community Strategy	Policy goes beyond PPG16 and the structure plan and introduces specific measures in relation to the planning application process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
C37	Excavation around archaeological remains	Yes	Effective policy for archaeological preservation	Policy goes beyond PPG16 and the structure plan and introduces specific measures in relation to the planning application process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

C38	Development criteria for Archaeological Sites	Yes	Effective policy for archaeological preservation	Policy goes beyond PPG16 and the structure plan and introduces specific measures in relation to the planning application process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
C39	Site access for Archaeologists	Yes	Effective policy for archaeological preservation	Policy goes beyond PPG16 and the structure plan and introduces specific measures in relation to the planning application process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

EMPLOYMENT

Page 111

E4	Extension to Existing Commercial Uses	Yes	Policy E4 is necessary and does not repeat national policy.	Policy E4 supports economic regeneration in accordance with protocol for saving Local Plan Policies. Economic development is an objective of the Community Strategy.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
E6	Inappropriate Land Uses in Employment Areas	Yes	Policy E6 is necessary and does not repeat national policy.	Policy E6 supports economic regeneration in accordance with protocol for saving Local Plan Policies. Economic development is an objective of the Community Strategy.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
E7	Development Briefs for Large Sites	Yes	Policy E7 is necessary and does not repeat national policy.	Policy E7 supports economic regeneration in accordance with protocol for saving Local Plan Policies.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

E9	Criteria for New Employment Development	Yes	Policy E9 is necessary and does not repeat national policy.	Policy E9 supports economic regeneration in accordance with protocol for saving Local Plan Policies.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
E10	Retail or Recreational Uses on Employment Land	Yes	Policy E10 is necessary and does not repeat national policy.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
E11	Signing on Industrial Estates	Yes	Policy E11 is necessary and does not repeat national policy.		To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

TRANSPORT

TR1	The Road Hierarchy	Yes	Policy TR1 does not repeat national policy. Important to keep this policy as it is in conformity with Worcestershire County Council Local Transport Plan 2006/2011.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Core Strategy DPD in 2009/10.	N/A
TR2	Safeguarding of Land for Future Road Proposals	Yes	Policy TR2 does not repeat national policy. It is necessary to save this policy for future road proposals.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

TR3	Development Adjacent to Major Highway Junctions	Yes	Policy TR3 must be saved as pressure for development in Green Belt areas is high due to the districts close proximity to Birmingham conurbation.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Core Strategy DPD in 2009/10.	N/A
TR4	Motorway Service Areas	Yes	Policy TR4 must be saved to protect Green Belt from development pressure. Policy is in conformity with PPG2 and PPG13.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Core Strategy DPD in 2009/10.	N/A
TR5	Railfreight	Yes	Policy TR5 is in conformity with PPG13 (paragraph 45).	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Core Strategy DPD in 2009/10.	N/A
TR5A	Railfreight	Yes	Policy TR5A is in conformity with PPG13 (paragraph 45).	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Core Strategy DPD in 2009/10.	N/A
TR6	Traffic Management Schemes	Yes	Policy TR6 amplifies the advice in PPG13 (paragraphs 64 – 69) to the district.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
TR8	Off-Street Parking Requirements	Yes	Policy TR8 amplifies the advice in PPG13 (paragraphs 49, 50 & 51) to the district.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

TR9	Making Up of Roads to Adoptable Standards	Yes	Policy TR9 does not repeat national policy.	There are a number of unmade roads within the District. In conjunction with Highway Authority, Policy TR9 supports the upgrading of roads to adoptable standards where they function as a principal means of access to development.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
TR10	Car Parking Provision for Disabled Motorists	Yes	Policy TR10 does not merely repeat national policy. Policy conforms to PPG13 (paragraph 51.5 & Annex D) and RSS Policy T7.	PPG13 was published in 2001, and has not been replaced by a new PPS document.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
TR11	Access and Off-Street Parking	Yes	Policy TR11 is necessary and does not repeat national policy.	Policy TR11 is consistent with advice in PPG13 (paragraphs 49 to 56).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
TR12	Reduced Car Parking Standards	Yes	Policy TR12 is necessary and does not repeat national policy.	Policy TR11 is consistent with advice in PPG13 (paragraphs 49 to 56).	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
TR13	Alternative Modes of Transport	Yes	Policy TR13 is necessary and does not merely repeat national policy.	Policy is in conformity with PPG13 and RSS Policy T2.	To be replaced by Core Strategy DPD in 2009/10.	N/A

TR15	Car Parking at Railway Stations	Yes	Policy TR15 is necessary and does not repeat national policy. Policy is in conformity with RSS Policy T6.	This policy is necessary as there are future plans to improve Bromsgrove Railway Station.	To be replaced by Core Strategy DPD in 2009/10.	N/A
TR16	Cycle Routes	Yes	Policy TR16 is necessary and does not repeat national policy.	Policy conforms to PPG13 and Worcestershire Local Transport Plan 2006-2011. It is also consistent with RSS Policy T3.	To be replaced by Core Strategy DPD in 2009/10.	N/A

RECREATION

RAT 1	Recreational use on lower quality agricultural land	Yes	Does not simply repeat National Policy and conforms with aims of Community Strategy	Combines and integrates philosophy behind PPG17 and PPS7 Also consistent with PPS1 and 13 in terms of sustainable development	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT 2	Recreational development criteria in Green Belt	Yes	Does not simply repeat National Policy and conforms with aims of Community Strategy	Combines and integrates philosophy behind PPG2, PPG17 and PPS7 Also consistent with PPS1 and 13 in terms of sustainable development Structure plan policy RST 1	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

RAT3	Indoor sport development criteria	Yes	Does not repeat National policy PPG17 Para 29	Relates to clear central strategy e.g. DS2	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT4	Retention of open space	Yes	Does not repeat National Policy PPG17	Places emphasis on enhancement of both public and privately owned open space	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT5	Provision of open space	Yes	Does not repeat National policy Complies with Policy QE4	Basis for SPG11 Outdoor Play space in the District of Bromsgrove, a locally specific policy informing DC process and placing requirement on developers to provide minimum standard of open space. Structure plan policy RST 12	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT6	Open space provision in new residential developments	Yes	Does not repeat National policy	Basis for SPG11 Outdoor Play space in the District of Bromsgrove, a locally specific policy informing DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT7	Sports Hall Standards	Yes	Does not repeat National policy PPG17 which advocates Local Authorities setting its own local standards	informs DC process Standard based on West Midlands Council for Sport and Recreation standards for multi sports halls. Supportive infrastructure for residential development, targets specific areas. Consistent with aims of	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

				Community Strategy		
RAT8	Dual Use facilities	Yes	Does not repeat National policy but in accordance with PPG17 para 43	informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT9	Development on allotments	Yes	Effective policy for control of development. PPS3 excludes allotments from definition of previously developed land.	informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RIGHTS OF WAY						
RAT12	Support for public rights of way	Yes	Policy RAT12 is necessary and does not repeat national policy.	Policy is consistent with guidance in PPG17 (paragraph 32) and Worcestershire Local Transport Plan 2006 – 2011.	To be replaced by Core Strategy DPD in 2009/10.	N/A
RAT13	Stopping-up rights of way	Yes	Policy RAT13 is necessary and does not repeat national policy.	Policy conforms to guidance in Worcestershire Local Transport Plan 2006 – 2011.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
RAT16	Equestrian activities	Yes	Policy RAT16 is necessary and does not repeat national policy.	Policy conforms to PPG2 and guidance in Worcestershire Local Transport Plan 2006 –	To be replaced by Core Strategy DPD in 2009/10.	N/A

				2011.		
RAT17	Stabling	Yes	Policy RAT17 is necessary and does not repeat national policy.	Policy is consistent with advice in PPG2 and Worcestershire Local Transport Plan 2006 – 2011.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A
RAT19	Safeguarding commons and greens	Yes	Policy RAT19 is necessary and does not repeat national policy.	Policy applies advice in PPG17 (paragraphs 16 & 17).	To be replaced by Core Strategy DPD in 2009/10.	N/A
RAT20	Re-use of mineral workings for recreational activities	Yes	Policy RAT20 is necessary and does not repeat national policy.	Policy is consistent with guidance in PPG17.	To be replaced by Core Strategy DPD in 2009/10.	N/A
RAT21	Golf courses	Yes	Policy RAT21 is necessary and does not repeat national policy.	Policy is consistent with advice in PPG2, PPS7 and PPG17.	To be replaced by Generic Development Control Policies DPD in 2009/10.	N/A

Page 18

TOURISM

RAT22	Tourism schemes	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006) In accordance with Regional Guidance PA10	Relates to Policies RST14 & 15 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
-------	------------------------	-----	---	---	--	-----

RAT23	Promotion of tourism	Yes	Does not repeat National policy. Conforms with PPS7. Also in conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process Relates to Policies RST14 & 15 of the Worcestershire Structure Plan Also in accordance with Regional policy PA10	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT24	New Hotels	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process Relates to Policies RST14, 15 & 16 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT25	Extensions to hotels	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)and PPS7	informs DC process Relates to Policies RST14, 15 & 16 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT26	Conversion of buildings to hotels	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006) and PPS7	informs DC process Relates to Policies RST14, 15 & 16 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

RAT27	Self catering Accommodation	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process Relates to Policy RST 16 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT28	Farm-based accommodation	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process Relates to Policies RST14, 15 & 16 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT29	Static Holiday caravans or chalet sites	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)and PPS7	informs DC process Relates to Policies RST 17 & 18 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

RAT30	Caravan Storage	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT33	Visitor facilities	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT34	Tourist potential of canals	Yes	Effective policy for conservation of the area	Locally distinctive policy which informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
RAT35	Coach/bus parking facilities	Yes	Does not repeat National policy In conformity with Good Practice Guide on Planning for Tourism (replaces PPG 21:Tourism cancelled on 1 September 2006)	informs DC process Relates to Policies RST14 & 15 of the Worcestershire Structure Plan	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

ENVIRONMENTAL SERVICES

ES1	Protection of natural watercourse systems	Yes	Policy is necessary -does not repeat National policy, overall aims incorporated into policy for area Policy safeguards water resources and is in line with the Community Strategy	Relates to Policy SD1, SD2, CTC9 of structure plan Links to policy C12 on conservation of wildlife corridors Complies with Regional Policy QE9	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES2	Restrictions on Development where risk of flooding	Yes	Policy is necessary and locally distinctive -does not repeat National policy PPS25. Policy safeguards water resources	Policy relates to climate change	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES3	Sewerage systems	Yes	Policy is necessary -does not repeat National policy, overall aims incorporated into policy for area Policy safeguards water resources	Relates to Policy SD1, SD2, CTC9 of structure plan Links to policy C12 of BDLP on conservation of wildlife corridors	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

ES4	Groundwater protection	Yes	Policy is necessary -does not repeat National policy, overall aims incorporated into policy for area Policy safeguards water resources and is in line with the Community Strategy	Relates to Policy SD1, SD2, CTC9 of structure plan Links to policy C12of BDLP on conservation of wildlife corridors Complies with Regional Policy QE9	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES5	Sewerage treatment facility provision	Yes	Policy impacts on water resources	Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES6	Use of soakaways	Yes	PPS25 Development and Flood Risk, states that priority should be given to the use of SUDS. Policy is however locally distinctive Policy safeguards water resources and is in line with the Community Strategy	Informs DC process Complies with Regional Policy QE9	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES7	Sites suspected of contamination	Yes	Effective local policy and is in line with the Community Strategy Relates to PPS1 Delivering Sustainable Development	Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

ES8	Development near hazardous sites	Yes	Policy is necessary and does not repeat National Policy	Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES9	Undergrounding of supply cables	Yes	Policy is necessary and reinforces policies to protect Conservation Areas	Informs DC process. Does not repeat National Policy	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES11	Energy efficiency in buildings	Yes	Policy seeks to reduce impact on climate change and is in line with the Community Strategy	Reinforces National Guidance PPS1, PPS3, PPS 22, at a local level and Regional Policy EN2	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES12	Provision of recycling facilities	Yes	Policy for waste management, seeks to reduce impact on climate change and is in line with the Community Strategy	Locally distinctive policy which does not merely repeat PPS10 or regional guidance policy WD1	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES13	Development of telecommunication facilities	Yes	Policy is necessary to protect the environment and makes special mention of Conservation Areas, Listed buildings and Landscape Protection Areas	Does not repeat PPG8. Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

ES14	Development near pollution sources	Yes	Policy is necessary and is in line with the Community Strategy	Does not merely repeat PPS23 and links with PPS3. Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES14A	Noise sensitive development	Yes	Policy is necessary	PPG24 Planning and noise gives examples of types of development and model conditions. Relates to Regional Guidance Policy QE3	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES15	Renewable energy	Yes	Policy is necessary and promotes renewable energy and is in line with the Community Strategy	Relates to Policies EN 1, 2 &3 of Structure Plan. Complies with PPS22 and Regional Policy EN1	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A
ES16	Landfill	Yes	Policy is necessary and relates to waste management and is in line with the Community Strategy	relates to policy WD4 of structure Plan. Does not repeat National Guidance PPS10 or Regional Guidance policy WD2. Informs DC process	To be replaced by Generic Development Control Policies DPD 2009/2010	N/A

* The Secretary of State who will consider whether to direct that these policies should be saved for a longer period in accordance with following criteria:

- i. the saved policies are consistent with national planning policies appearing in White Papers and Planning Policy Statements that have been published since the policies were adopted and are in general conformity with the regional spatial strategy;
- ii. the saved policies address an existing strategic policy deficit and do not duplicate national or local policy;
- iii. the operation of policies to be saved for longer than three years is not materially changed by virtue of other policies in the old plan not being saved; and
- iv. even where policies are non-compliant with one or more of the above, the Secretary of State considers that it is appropriate for the policies to be saved for