



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

THURSDAY, 13TH DECEMBER, 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), Mrs. M. Bunker, S. R. Colella, G. N. Denaro, Mrs. R. L. Dent, R. Hollingworth, Mrs. J. D. Luck, E. J. Murray, S. R. Peters, Mrs. M. A. Sherrey JP, E. C. Tibby and C. J. K. Wilson

AGENDA

1. To receive apologies for absence
2. To confirm the accuracy of the minutes of the meeting of the Local Development Framework Working Party held on 10th October 2007 (Pages 1 - 2)
3. Annual Monitoring Report 2006-2007 (Pages 3 - 52)
4. Core Strategy Issues and Options Consultation Update (Pages 53 - 72)
5. Introduction to the Habitat Inventory (Pages 73 - 76)
6. Longbridge Area Action Plan Update (Pages 77 - 84)
7. Local Development Scheme 2008-2011 (Pages 85 - 132)
8. Regional Spatial Strategy Phase 2 Preferred Option Submission (Pages 133 - 140)
9. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting

The Council House
Burcot Lane
BROMSGROVE
Worcestershire
B60 1AA

3rd December 2007

K. DICKS
Chief Executive

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

WEDNESDAY, 10TH OCTOBER 2007

PRESENT: Councillors Mrs. J. Dyer M.B.E. (Chairman), S. R. Colella, G. N. Denaro, Mrs. R. L. Dent, R. Hollingworth, E. J. Murray, S. R. Peters, Mrs. M. A. Sherrey JP, E. C. Tibby and C. J. K. Wilson

Observers: Councillor G. G. Selway

Officers: Mr. P. Street, Mr. D. Hammond, Mr. M. Dunphy, Mr. A. Fulford, Miss H. Pankhurst and Ms K Firth

8/07 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs. M. Bunker and Mrs. J. D. Luck.

9/07 **DECLARATIONS OF INTEREST**

No declarations of interest were received.

10/07 **MINUTES**

The minutes of the meeting of the Local Development Framework Party held on 19th July 2007 were submitted.

RESOLVED that the minutes be approved as a correct record.

11/07 **THE REGIONAL SPATIAL STRATEGY - PHASE 2 REVISION PREFERRED OPTION**

The Working Party considered a report which summarised the preferred options of the Phase 2 revision of the Regional Spatial Strategy (RSS) which focused on housing figures, employment land, town and city centres, transport and waste. It was noted that the final version of the Phase 2 revision would be considered by the Regional Planning Partnership on 22nd October 2007 and that following subsequent submission to the Secretary of State there would be a 12 week formal consultation.

Particular attention was drawn to the low housing allocation figure (2,100) for Bromsgrove in the period up to 2026, the impact of this on the level of affordable housing that could be provided, and the proposal for 3300 of the housing allocation for Redditch to be located within adjacent areas in the districts of Bromsgrove and Stratford which would required the release of substantial green belt land.

During the discussion Members expressed their concerns about the implications of these housing allocation figures, particularly with regard to the detrimental impact on the provision of affordable housing which it was felt would impact on the make-up of the population of Bromsgrove by leading to the loss of young people, and to the need to release green belt land to accommodate a proportion of Redditch's housing allocation which was inconsistent with the Council's policy of protecting green belt land. There was a strong feeling that the proposals should be challenged.

Whilst acknowledging the implications, officers drew Members' attention to the significant risks to the Council with regard to the Local Development Framework and the preparation of the Core Strategy if Members were to reject the RSS Phase 2 revision.

RESOLVED:

- (a) that Bromsgrove District Council understands the importance in planning policy terms of formally endorsing an option at the Regional Planning Partnership and in particular the current draft option of the RSS phase 2 revision, with the exception of policy T12 which identifies the Longbridge Link road as priority for investment;
- (b) however, the Council requests the Partnership to reflect on two factors where the Council would like further consideration to be given to the impact that will arise before a final decision is made; namely:
 - (i) the planning logic of one authority being able to build in another's area when the receiving authority is constrained from building itself; and
 - (ii) the short and longer term impact on future homelessness costs and solutions of the intended limited new build quotas.

The meeting closed at 3.40 pm

Chairman

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

13TH DECEMBER 2007

ANNUAL MONITORING REPORT 2006-07

Responsible Portfolio Holder	Cllr Jill Dyer
Responsible Head of Service	Dave Hammond

1. SUMMARY

- 1.1 The report summarises the contents of the Annual Monitoring Report (AMR) for the period between April 1st 2006 and March 31st 2007.

2. RECOMMENDATION

- 2.1 The attached Annual Monitoring Report be submitted to the Government Office of the West Midlands (GOWM).

3. BACKGROUND

- 3.1 Planning Policy Statement 12: Local Development Frameworks' was published in 2004 and stated that the Annual Monitoring Report (AMR) was an essential part of the Local Development Framework. The annual monitoring report reviews actual plan progress compared with the targets and milestones for Local Development Document (LDD) preparation set out in the Local Development Scheme (LDS). In accordance with the 2005 publication 'Local Development Framework Monitoring: A Good Practice Guide' the AMR monitors development within the district of Bromsgrove under the following key indicators: business development, housing, transport, local services and the environment. The main findings of the 2006-07 AMR have been summarised as follows.
- 3.2 The production of a number of Development Plan Documents outlined in the Local Development Scheme (LDS) has been delayed, primarily because of poorer staff resources than at first envisaged. An updated LDS was approved by GOWM but it was not formally adopted as uncertainties created by the Regional Spatial Strategy Review, would have significantly changed the contents. A new version is being presented to members at this meeting.
- 3.3 In total, 2.58 hectares of employment land floorspace was developed within the monitoring period. This brings the total amount of employment land committed and developed between 1996 and 2007 to 25.5 hectares. The district has a stable and strong business sector with the registration of businesses significantly higher than de-registrations. The development of

high technology firms at locations such as Bromsgrove Technology Park in Aston Fields are likely to be a catalyst for such growth. Part of the former MG Rover plant at Longbridge has been retained as an employment site with permission already granted for the first 2 units.

- 3.4 In total 276 new dwellings were built in the district in 2006/07 with 49% of homes built at a density greater than 50 dwellings per hectare. Of these dwellings only 63 were affordable units this significantly below the levels set out within the Strategic Housing Market Assessment. The housing moratorium that is in place due the previous over supply of dwellings has hampered the delivery of affordable homes with there being a reliance on sites to deliver 100% affordable housing.
- 3.5 Due to the rural nature of the majority of the district there tends to be a reliance on private transport. However, the majority of new development, whether commercial or residential has been located within the town of Bromsgrove where public transport is most accessible.
- 3.6 The majority of development has been concentrated within the town of Bromsgrove as this is the most sustainable location; however there has been no major development within the town centre. The town centre will be the focus of redevelopment through an upcoming Area Action Plan that will form part of the Local Development Framework.
- 3.7 No planning applications were granted contrary to the advice of the Environment Agency to ensure developments are not taking place in locations where there is the greatest risk of flooding. No renewable energy capacity was provided within the district in the monitoring period. The Council has monitored planning applications where it was considered that there would be a significant impact on biodiversity. In the majority of instances biodiversity implications were considered fully to reduce the risk of any harm.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct implications of submitting the AMR to the GOWM.

5. LEGAL IMPLICATIONS

- 5.1 Section 35 of the 2004 Planning and Compulsory Purchase states that every local planning authority must make an annual report to the Secretary of State.

The annual report must contain such information as is prescribed as to—

- (a) the implementation of the local development scheme;
- (b) the extent to which the policies set out in the local development documents are being achieved.

The annual report must—

- (a) be in respect of such period of 12 months as is prescribed;
- (b) be made at such time as is prescribed;
- (c) be in such form as is prescribed;
- (d) contain such other matter as is prescribed.

6. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
The AMR assesses progress on the LDS and monitors progress on a series of key indicators. This includes monitoring progress on regeneration related planning documents such as the Bromsgrove Town Centre AAP. Continual monitoring can identify areas for future improvement in term of delivering regeneration to the town centre.			
Council Objective (CO)	Customer service (CP2)	Council Priority (CP)	Customer service (CP2)
Impacts			
The AMR will be a publicly available document which assesses progress on the LDS and monitors progress on a number of key indicators.			
Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
The AMR monitors all part of a spatial planning framework which looks not only at the uses of land, but also the social and economic aspects of the community and how they can be enhanced though more inclusive planning policy.			
Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4)
Impacts			
One of the key monitoring indicators in the AMR is housing and monitors progress on the number of units delivered including affordable housing. The data collected helps to inform future housing strategies including the Affordable Housing SPD.			

7. **RISK MANAGEMENT**

7.1 The main risks associated with the details included in this report are:

- Non legally compliant Strategic planning service

These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

7.2 The AMR is a key part of the evidence base for the LDF without this information the likelihood of policy documents being found unsound is greatly increased as it would not be based on credible and robust evidence base.

7.3 Progress on the LDF is monitored by the government through the Local Development Schemes and Annual Monitoring Reports produced by the Strategic planning Section, this progress currently affects the amount of planning delivery grant the council receives.

8. **CUSTOMER IMPLICATIONS**

8.1 Endorsing the AMR will have no direct implications on the council's customers.

9. **EQUALITIES AND DIVERSITY IMPLICATIONS**

9.1 There are no implications for equality and diversity.

10. **OTHER IMPLICATIONS**

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The AMR forms part of the evidence base for the LDF and therefore will help in the development of future policies.

Environmental	Monitoring will enable the development of future policies for the environment.
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11. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Corporate Director (Services)	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

12. APPENDICES

Appendix 1 Annual Monitoring Report 2006-2007

13. BACKGROUND PAPERS

None

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Annual Monitoring Report

December 2007



Planning and
Environment Services

Bromsgrove District Council
www.bromsgrove.gov.uk



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Executive Summary

The Annual Monitoring Report (AMR) is prepared by Bromsgrove District Council each year in accordance with the requirements of the development plan system. It aims to monitor the policies and proposals that have been adopted, and determine the effects they're having and then, if deemed necessary policies or proposals can be modified and or replaced. Below is a summary of the key findings of the 2006-2007 AMR.

▶▶▶ LOCAL DEVELOPMENT SCHEME:

The production of a number of Development Plan Documents outlined in the Local Development Scheme (LDS) has been delayed, primarily because of lower staff resources than first envisaged. An updated LDS was approved by GOWM but it was not formally adopted as uncertainties created by the Regional Spatial Strategy Review, could have significantly changed the contents, a new version has now been submitted.

▶▶▶ BUSINESS DEVELOPMENT:

In total, 25,815.57m² of employment land floorspace was developed in the monitoring period. This brings the total amount of employment land committed and developed between 1996 and 2007 to 255,475.43m². The district has a stable and strong business sector with the registration of businesses significantly higher than deregistrations.

The development of high technology firms at locations such as Bromsgrove Technology Park are likely to be a catalyst for such growth. Part of the former MG rover plant at Longbridge has been retained as an employment site with permission already granted for the first 2 new units.

▶▶▶ HOUSING:

In total 276 new dwellings were built in the district with 49% of homes built at a density greater than 50 dwellings per hectare. Of these dwellings only 63 were affordable units this is significantly below the levels set out within the Strategic Housing Market Assessment. The housing moratorium that is in place due to the over supply of dwellings has hampered the delivery of affordable homes with there being a reliance on sites to deliver 100% affordable housing.

▶▶▶ TRANSPORT:

Due to the rural nature of the majority of the district there tends to be a reliance on private transport. However, the majority of new development, whether commercial or residential has been located with the town of Bromsgrove where public transport is most accessible.

▶▶▶ LOCAL SERVICES:

The majority of development has been concentrated within the town of Bromsgrove as this is the most sustainable location, however there has been no major development within the town centre. The town centre will be the focus of redevelopment through an upcoming Area Action Plan that will form part of the Local Development Framework.

▶▶▶ ENVIRONMENT:

No planning applications were granted contrary to the advice of the Environment Agency to ensure developments are not taking place in locations where there is the greatest risk of flooding.

No renewable energy capacity was provided within the district in the monitoring period. The Council has monitored planning applications where it was considered that there would be a significant impact on biodiversity. In the majority of instances biodiversity implications were considered fully to reduce the risk of any harm.



Chapter 1

Introduction

1.1 Background

The Government introduced a new system of development planning with its release of the Planning and Compulsory Purchase Act in September 2004. Under the new system the Local Development Framework (LDF) has replaced Structure Plans and Local Plans. The LDF contains a series of Local Development Documents (LDDs) that collectively delivers the spatial planning strategy for Bromsgrove District.

Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. They are seen as crucial to the successful delivery of the spatial vision and objectives of the LDF. The process of reviewing and monitoring will enable a comprehensive evidence base to be built against which Local Development Document policies and implementation mechanisms can be assessed. It will also enable trends to be identified to which the Council can respond by producing Development Plan Documents (DPDs) or Supplementary Plan Documents (SPDs). These documents form part of the portfolio of Local Development Documents contained within the LDF.

Monitoring plays a critical role at the examination into DPDs. During examinations DPDs are tested thoroughly in order to consider their soundness. If the DPD is found to be unsound it will not be recommended for adoption. Two of the tests of soundness relate to monitoring. These are, whether the DPD is founded on a robust and credible evidence base, and whether there are clear mechanisms for implementation and monitoring.

1.2 What is the Annual Monitoring Report?

This document is the third Annual Monitoring Report (AMR) produced by Bromsgrove District Council since the new planning system was introduced in September 2004. The Planning & Compulsory Purchase Act (2004) requires Bromsgrove District Council to produce an AMR and submit the report to Government Office in December on an annual basis. The AMR is a Local Development Document and forms part of the Local Development Framework. The AMR must assess:

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

As required by the Planning Act and associated regulators, Bromsgrove District Council must undertake the following five key monitoring tasks:

- i.) review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- ii.) assess the extent to which policies in local development documents are being implemented;
- iii.) where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- iv.) identify the significant effects of implementing policies in local development documents and whether they are intended; and
- v.) set out whether policies are to be amended or replaced.

Source: Local Development Framework Monitoring: A Good Practice Guide, ODPM, (2005), p. 9.

This AMR covers the period 1st April 2006 to 31st March 2007. However, in some cases we have extended the time frame to beyond March 2007 where it was considered necessary to record such information i.e. when discussing LDS timetable milestones.

1.3 Transition between the Local Plan and the LDF

Under the new planning system local authorities must now produce a Local Development Framework. Bromsgrove District Council is therefore in a state of transition, moving from its old style Local Plan to the new Local Development Framework. Over the past 3 years since the Act was introduced (Sept. 2004) work has begun producing documents that will comprise the LDF.

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



Chapter 1

1.4 Monitoring of Sustainability Effects

Sustainable development is a key theme in the new planning system. At the heart of sustainable development is the idea of ensuring a better quality of life for everyone, now and in the future. The Planning & Compulsory Purchase Act contains a statutory requirement that local authorities have a duty to contribute to the achievement of sustainable development. As such, the Council must produce an integrated and comprehensive sustainability appraisal covering economic, environmental and social impacts of the DPD policies contained in the LDF. Failure to perform a sustainability appraisal will make a plan unsound.

The monitoring process will be used to assess the effects of DPD policies on sustainable development. It will enable us to identify any unforeseen adverse effects so we can implement the appropriate mitigation measures to alleviate any negative impacts. As we progress further with the LDF, these SA effects will be reported each year in the Annual Monitoring Report.

1.5 Methodology

The structure of this Annual Monitoring Report is as follows:

Chapter 2 Context

Chapter 2 sets out the social, environmental and economic characteristics, and the key issues in respect of the local authority area. It also sets out the objectives of the Local Development Framework.

Chapter 3 Monitoring Local Development Framework Preparation

Chapter 3 monitors the progress in meeting the targets and milestones set out in the Local Development Scheme and the need for any new documents to be introduced. It also gives an indication of any adjustments that will be required to the LDS timetable.

Chapters 4 – 9: Local Development Framework Indicators

Chapters 4 – 9 of the AMR sets out the core output indicators which are

- ▶▶▶ Business Development
- ▶▶▶ Housing
- ▶▶▶ Transport
- ▶▶▶ Local Services
- ▶▶▶ Environment

All local authorities are expected to monitor these indicators, which are considered to provide the basis for all policy monitoring.

1.6 Further Information

The AMR is available for public inspection at the Council House, Customer Service Centre, and all public libraries within Bromsgrove District. It can also be viewed and downloaded on the Council's website at www.bromsgrove.gov.uk.

Further information about the LDF process and the preparation of the AMR is available in a number of Government publications. These publications are listed below:

- ▶▶▶ Planning Policy Statement 12 – Local Development Frameworks (PPS12) (ODPM 2004)
- ▶▶▶ Creating Local Development Frameworks – A Companion Guide to PPS12 (ODPM 2004)
- ▶▶▶ Local Development Framework Monitoring – A Good Practice Guide (ODPM 2005).

For further information contact:

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Chapter 2

Context

The monitoring process involves assessing the extent to which planning policies are being achieved. In order to develop an understanding of how successful planning policies have been, it is first necessary to develop an understanding of the key characteristics, issues, challenges and opportunities of the area. In July 2005 Bromsgrove District Council published its Sustainability Appraisal Scoping Report. The Scoping Report involved survey and evidence gathering to develop a sound understanding of current and future local issues and needs in order to prepare robust and effective plans. The information collected was used to decide on the spatial vision and spatial objectives for the District. The original SA scoping report is now being updated to accurately reflect the district in 2008. In the next section of this report the information from the Scoping Report has been combined with more recent data to provide contextual information for Bromsgrove District.

2.1 District Profile

Bromsgrove District is situated in north Worcestershire, lying to the south west of the West Midlands conurbation. The District is bounded by Birmingham, Dudley, Solihull, Redditch, Wyre Forest and the largely rural districts of Wychavon and Stratford-upon Avon. The District covers approximately 21,714 hectares. Although close to the centre of Birmingham, the District is largely rural with approximately 90% of land designated as Green Belt.

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

The main centres of population in Bromsgrove District are Bromsgrove, Wythall, Hagley, Rubery and Catshill. Development pressures are high due to the District's proximity to the Birmingham conurbation and the motorway and railway connections. This puts pressure on the Green Belt.

2.2 Characteristics of the District

This section outlines the main characteristics of Bromsgrove District that have been identified in the Sustainability Appraisal Scoping Report. Some of the data has been updated for the purposes of this report as time has now lapsed since the Scoping Report was first published. Following the approach taken in the Scoping Report, the characteristics are split into social, environmental, and economic topics.

2.3 Social Characteristics

In 2007 Bromsgrove District has a projected resident population of 91,500, which is fairly balanced between men and women on a 49:51 ratio. At the time of the 2001 Census Bromsgrove District had a population of 87,837, so Bromsgrove's population has increased by approximately 3,663 in the last 5 years. Projections for the District anticipate a total population will stabilise and then reduce slightly to 90,800 by 2011. The average age of residents is 40.7 years, which is slightly higher than the national average of 38.8 (*Source: National Statistics mid-2005*). In 2006 24.5% of the population are age 60+ and 17.5% are under 15. The District therefore has a rising population with a slightly older population than the national average. This has implications for service delivery including, accessible transport options for the less mobile and suitable housing for the needs of the older person. The majority of the population are white Caucasian (97.8%) compared to 90.9% of England.

Bromsgrove District has the lowest instances of deprivation compared to the other Districts within Worcestershire, and ranks in the bottom fifth of most deprived local authorities across England. However, there are small pockets of deprivation that need to be tackled. The most deprived area in the District is the northern part of Sidemoor, which is ranked 8,558th out of 32,482 most deprived areas nationally.

Bromsgrove District is considered to be a safe place to live, with levels of crime being lower than the national and regional figures. Vehicle crime and criminal damage are the most common offences. However, there is still a fear of crime that needs to be addressed.



Chapter 2

The housing market in the District has been buoyant in recent years due to its close proximity to the West Midlands conurbation. In 2007 the average house price of £234,885 was significantly higher than the national average £210,578 (*Source: Land registry*)

At the time of the 2001 Census there were 35,168 dwellings in the District. Of this 29,136 were owned, 2178 were private rented or people living rent free, 138 were shared ownership and 3716 were social rented. The majority of people in the District live in households (98%), while the remainder of people (2%) live in communal establishments. Household tenure is dominated by owner-occupier sector with around 83% of properties in the District owner-occupied. This figure is significantly higher than County (75%) and National (68%) figures. The Council's social rented housing stock has been transferred to Bromsgrove District Housing Trust which is a registered social landlord (RSL). Social housing now accounts for 11% of the District's housing stock, which is below the national average of 19% (2001 Census).

Since 2003 Bromsgrove District has been facing an oversupply of housing. In July 2003 the Planning Department introduced Supplementary Planning Guidance Note 10: Managing Housing Supply in the District of Bromsgrove. SPG10 issued a housing moratorium limiting the numbers of market housing being allowed in the District. The current draft preferred options of the RSS phase 2 revision states that 2100 new homes will need to be provided in Bromsgrove between 2006 and 2026. The Core Strategy will contain a policy to deliver these houses over this period, until the Core strategy has been adopted the moratorium will remain in place.

Education in Bromsgrove is administered by Worcestershire County Council, which controls 27 schools in the District. These include: 15 first, 5 middle schools, 2 high schools, and 5 special schools. There are also independent schools such as The Bromsgrove School. Over the past ten years demand for school places has increased by 18.75%. This is largely due to the amount of new housing that has been built in the District. Worcestershire County Council has received approval for a £60 million PFI bid to help fund the rebuilding of 7 of the District's schools, in order to accommodate the extra demand now being placed upon them. Some of the schemes have now been completed with others set to be completed over the next year.

2.4 Environmental characteristics

The landscape within Bromsgrove is a major attraction. It is dominated by the Lickey and Clent Hills which form a natural barrier between the District and the West Midlands Conurbation. The rest of the District is characterised by farmland, small woodlands and pockets of urban development. The main concentration of urban form in the District is Bromsgrove Town, which sits at the bottom of the Lickey Hills. The landscape of the District provides swathes of open countryside, immediately adjacent to the dense urban form of the West Midlands Conurbation. The mixture of rural and urban environments provides a rich biodiversity across the District.

There are currently 5 Landscape Protection Areas within the District, which include the Clent and Lickey Hills and the Birmingham and Worcester Canal. These Landscape Protection Areas identify places where the landscape forms an important element of local and regional importance. The District has 8 Sites of Special Scientific Importance (SSSIs), which are in various states of recovery, decline or stability. There are also 96 Special Wildlife Sites (SWS) and a number of smaller localised sites such as ponds, marshes, and streams. These all serve as important habitats for many species of plants and animals. Public accessibility must be monitored so as not to harm these important landscape features.

The District has a high dependence on car ownership compared to the national average. The number of people travelling to work by car (68%) is higher than the national average (55%). This is due to the District's close proximity to the West Midlands Conurbation and the employment opportunities it provides. Also, the District's excellent motorway and A road network contributes to the high dependency on car use. Improvements will need to be made to public transport infrastructure to encourage people to use alternative modes of transport.

Although the District benefits from an excellent road system, it does experience environmental pollution problems caused by high traffic volumes. In 2003 the Council designated junction 1 of the M42 as an Air Quality Management Area (AQMA) due to its high levels of nitrogen dioxide (NO₂). The AQMA consists of a number of proposals to try to improve the air quality in this part of the District.



Chapter 2

The measure of whether the Council has achieved better air quality is the designation of no more air quality management areas and achieving the targets set out in the Air Quality Management Action Plan. However, there are limits to what can be done to reduce vehicle pollution within the District due to the presence of two motorways and a number of A roads. These main traffic routes also pose problems with noise pollution for local residents. The majority of residents in the main urban areas within the District are affected by noise pollution. Noise pollution from traffic can be reduced by using better road treatments, barriers and by slowing traffic. Localised pollution is also caused by closed landfill sites.

New development is being concentrated on brownfield sites to protect the openness of the Green Belt and ensure the quality of the environment and important areas of biodiversity in the District are protected. During 2006-07 87% of new housing was being built on Brownfield land, which exceeded the national and regional targets. The current regional target for future housing provision to be built on previously developed land is 65%, but this is to rise to at least 70% between 2011-2021 (*Source: Worcestershire State of the Environment Report*). However, some brownfield sites have become important resources for public open space and wildlife. Therefore comprehensive assessments should be taken of these sites prior to development.

The District has over 470 Listed Buildings and 839 known Sites of Archaeology Interest, 10 of which are Scheduled Ancient Monuments. There are also 10 Conservation Areas that are designated as being areas of special architectural or historic interest. The District also contains two gardens of historic interest; these are Hagley Park and Hewell Park. A current program of carrying out conservation area appraisals and subsequently producing management plans will add this already extensive knowledge of the rich history that exists in Bromsgrove.

2.5 Economic Characteristics

The dominant industry in Bromsgrove District, in terms of the percentage of employees, is the Public Administration, Education and Health sector. Due to the District's close proximity to the West Midlands, many inhabitants in Bromsgrove commute to work in Birmingham.

Unemployment levels within the District are low with only 1.5% of the population unemployed in July 2007, which compares favourably to the national average of 3% (*Source: Research Unit, Worcs County Council, July 2007*). Although unemployment is low within the District, average earnings of people who work within the District is £19,768, which is lower

than the national average £23,156 (*Source: Worcs County Economic Assessment 2006-07*). Conversely, the average earnings for residents in Bromsgrove District are £25,925, which is considerably higher than the national average £23,200 (*Source: Worcs County Economic Assessment 2006-07*). This would suggest that the District's population earn higher salaries than average, but they earn them in employment locations outside the District. Therefore, it appears that there is an imbalance between the type of jobs and pay available in the District to the average wages of its population. Industries with higher paid jobs need to be encouraged to stay or locate in the District so as to correct this imbalance and reduce the daily flow of the population to other employment centres which is unsustainable.

A High Technology Corridor known as the Central Technology Belt runs through Bromsgrove District. The corridor stretches from Birmingham in the north to Malvern in the south. The intention is to provide the infrastructure and design quality that will attract technologically innovative businesses to such a location.

In January 2006 work began on the new Technology Park which is estimated to create 700 jobs. This 9 hectare site was formerly housed by Garringtons Forgings.

Buntsford Gate located on the A38, is a 9 hectare site that contains a mixture of top quality offices that appeals to professional and service industries.

Ravensbank Business Park is a 12 hectare site located near to Redditch. It comprises of warehousing and manufacturing units, which serve most of western Europe and create around 300 jobs. A new office development is currently under construction.

There are two major areas of economic concern within the District: the redevelopment of the Longbridge site and Bromsgrove town centre.

The MG Rover car plant closed in April 2005. Approximately 5,850 jobs were lost and an estimated £410m was lost to firms based in the West Midlands as part of the supply chain. Although the District's employment levels did experience a rise with the closure of the plant, unemployment levels have returned to a low level of 1.5%.

The District's retail activity is focussed on Bromsgrove town centre, which currently has approximately 370 different businesses operating in a variety of different sectors. There are a number of alternative shopping centres relatively close to Bromsgrove with a wider range of shops and facilities. While Bromsgrove has its own attractions trade is lost to such centres in neighbouring areas.



Chapter 2

2.6 Key Issues

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

- ▶▶▶ **Rising older population**
- ▶▶▶ **Barriers to housing and services in rural areas**
- ▶▶▶ **Large identified greenfield sites for future development needs**
- ▶▶▶ **Housing to meet local needs**
- ▶▶▶ **Reducing fear of crime**
- ▶▶▶ **Under-provision of affordable housing**
- ▶▶▶ **Implications of redeveloping brownfield sites**
- ▶▶▶ **School rebuilding and resiting programme**
- ▶▶▶ **High car usage and congestion**
- ▶▶▶ **Commuting out of District**
- ▶▶▶ **Local facilities to meet the needs of the population**
- ▶▶▶ **Air quality**
- ▶▶▶ **Changing economy**
- ▶▶▶ **Degradation of the Natural and Built Environment**

2.7 Objectives of the Local Development Framework

The proposed objectives for the Local Development Framework are outlined below. These objectives were developed using evidence from the baseline characterisation study set out in the Sustainability Appraisal Scoping Report, and an analysis of national, regional, and localised plans and policies.

Social Objectives

- ▶▶▶ Create communities where people want to live, work and socialise
- ▶▶▶ Meet the housing requirements of all members of the community

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

Environmental Objectives

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

Economic Objectives

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



Chapter 3

Monitoring Local Development Framework Preparation

3.1 Introduction

Bromsgrove District Council is required to set out in its Annual Monitoring Report how the Planning Department is performing against the milestones contained in the Local Development Scheme (LDS). This section will set out the Council's performance and progress. It will also give an indication of any adjustments that will be required since the adoption of the LDS.

3.2 Local Development Scheme

The LDS sets out Bromsgrove District Council's three-year project plan for the LDF, the first version was submitted to Government Office on 23rd December 2004. The LDS was formally adopted on 25th January 2005. Due to slippage in the LDS timetable, a revised edition was released in October 2005. Since this time the LDS has had to be revised again in March 2007 due to further slippages in the LDS timetable. However, due to the impending revisions of the Regional Spatial Strategy it was not appropriate to formally adopt this version of the LDS. A further more up to date LDS is currently being considered by the GOWM.

Although the AMR is only required to cover the 12-month period 1st April 2006 to 31st March 2007, we have also assessed the period up to December 2007 for the purposes of monitoring the targets and milestones set out in the LDS.

3.3 Key Milestones

Each milestone will be assessed against criteria of 'excellent', 'fair', or 'poor'.

Submission of Annual Monitoring Report to Government Office – March 2007 – Milestone achieved? **Yes**

Bromsgrove District Council submitted the Annual Monitoring Report for the period 1st April 2006 – 31st March 2007 to Government Office in December 2007. Bromsgrove District Council considers performance against this milestone to be **excellent**.

Revision of Local Development Scheme – March 2007 – Milestone achieved? **Yes**

An amended LDS was submitted on time but not adopted due to the outstanding issues in the review of the RSS. Therefore Bromsgrove District Council considers performance on the LDS to have slipped, and for the purposes of this AMR it has been given an assessment rating of **fair** as its slippage was due to unforeseen circumstances.

Consultation on Preferred Options for Core Strategy – October/November 2007 – Milestone Met? **No**

The LDS has been revised to include this change of milestone. The reason for adjustment is due to uncertainties created by the RSS revision, staff changes and staff sickness. Due to the time period between the original issues and options consultation carried out in 2005 a second period of issues and options consultation took place in the summer of 2007, this period was to allow consultees to revisit the original work and also let them have a say on new issues that have arisen. The Council would assess this milestone adjustment as **fair** because of unforeseen circumstances.

Preparation of Issues & Options for Generic Development Control Policies DPD – July 2008/February 2009 – Milestone Met? **No**

The document has been excluded from the current LDS work program due to the uncertainty of the requirement to include these types of policies in an LDF, The current Local Plan has recently been saved and will continue to be used for Development Control purposes until replaced by new LDF policies. Should the requirement for a Generic DC policy document arise in future this will be considered in future reviews of the LDS. The Council would assess this milestone adjustment as **fair** because of unforeseen circumstances.



Chapter 3

Consultation on Affordable Housing SPD – June 2007 – Milestone met? **No**

The LDS has been revised to include this change of milestone. The reason for adjustment is due to staff changes and Council reorganisation. This has been identified as a key council issue and as such has been given more priority in the revised LDS. The Council would assess this milestone adjustment as **fair** because of unforeseen circumstances.

Consultation on Managing Housing SPD – August 2007 – Milestone met? **No**

This document has been deleted from the LDF, the core strategy will now provide specific policies on the delivery of housing in the district, up to 2026.

Submission of the Longbridge Area Action Plan – April 2007 – Milestone met? **No**

Bromsgrove District Council, Birmingham City Council, and Worcestershire County Council are working together on preparing an Area Action Plan for the Former MG rover works at Longbridge. Delays have occurred in the production of this plan although due to resource issues Bromsgrove District Council is not leading on the production of the AAP and subsequently is not in control of the process. The plan is due to be submitted to the secretary of State in January 2008 the council therefore feel that progress for this milestone is **fair**.

Conclusion

A number of the key milestones contained in the revised edition of the Local Development Scheme in March 2007, have not been met. Some delay to work on the Core Strategy and Supplementary Planning Documents has occurred as a result of staff losses and extra pressures placed on the section by the RSS revision.

3.4 Adjustments to the Local Development Scheme Timetable

Since the revised but un-adopted version of the Local Development Scheme in March 2007, a number of issues have arisen that have necessitated changes to the LDS timetable.

The Strategic Planning section team has had to manage without 2 planning officers, the national recruitment problems has lengthened the time it has taken to fill these posts. One new member of staff has since started however, illness within the section has also delayed progress. This has inevitably slowed the production of key areas of work. A revised edition of the LDS with new timetable will be adopted in early 2008.

The revision of the Regional Spatial Strategy has led to uncertainty in the future direction of plan production in Bromsgrove, the potential requirement for Bromsgrove District to cater for some of Redditch's growth needs has necessitated a revision to be made.

The proposed changes to the LDS are as follows:

- ▶▶▶ Delaying the publication of the Core Strategy Preferred Options until October 2008
- ▶▶▶ Delaying the consultation on the 'Affordable Housing' until October 2008 in line with the preferred option of the Core Strategy
- ▶▶▶ Revised timetable for Town Centre AAP
- ▶▶▶ Deleting the Managing Housing SPD.
- ▶▶▶ Deleting the Generic DC policies DPD



Chapter 4

Local Development Framework Core Indicators

The core output indicators chosen for Bromsgrove District Council's Annual Monitoring Report 2007 are as follows:

- ▶▶▶ Business Development
- ▶▶▶ Housing
- ▶▶▶ Transport
- ▶▶▶ Local Services
- ▶▶▶ Environment

These core output indicators follow the guidelines set out in the LDF Monitoring: Good Practice Guide (ODPM, 2005). The main purpose of the core output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policy. For chapters 5 – 9 of the Annual Monitoring Report, these indicators will be used as chapter headings with data presented under each heading.



Chapter 5

Business Development

For the purposes of this Annual Monitoring Report, employment land relates to business, industrial, storage and distribution uses only, as defined by classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. The Council's methodology for employment monitoring only includes sites over 2,000sqm.

5.1 Employment totals by type

Use Class Orders	Amount (m ²)
B1	11,600.97
B1, B2 (Permission granted for both uses)	9,060
B1, B2, B8 (Permission granted for all three uses)	5,154.6

Applications solely for B1 uses (Offices)

Application	Description	Site Area Sqm
2004/1103	Plot 4, Harris Business Park	3,150.97
2004/1222	Phase 3, Buntsford Gate Business Park	8,450
Total		11,600.97

Applications for B1 & B2 (Offices & General Industry)

Application	Description	Site Area Sqm
B/2005/1225	Bromsgrove Technology Park	9,060
Total		9,060

Applications for B1, B2 & B8 uses (Offices, General Industrial & Warehouses)

Application	Description	Site Area Sqm
01/0379	Wildmoor Mill Farm	3,754.6
B/2006/0272	Plot 12, Phase IV Saxon Business Park	1,400
Total		5,154.6

5.2 Employment in employment areas

Applications solely for B1 uses (Offices)

Application	Description	Site Area Sqm
2004/1103	Plot 4, Harris Business Park	3,150.97
2004/1222	Phase 3, Buntsford Gate Business Park	8,450
Total		11,600.97

Applications for B1 & B2 (Offices & General Industry)

Application	Description	Site Area Sqm
B/2005/1225	Bromsgrove Technology Park	9,060
Total		9,060

Applications for B1, B2 & B8 uses (Offices, General Industrial & Warehouses)

Application	Description	Site Area Sqm
01/0379	Wildmoor Mill Farm	3,754.6
B/2006/0272	Plot 12, Phase IV, Saxon Business Park	1,400
Total		5,154.6

All land on which significant employment development has taken place are either sites designated in the local plan for new employment development, or sites where an existing employment use is present

5.3 Employment on previously developed land

9,060m²

5.4 Employment land available by type

Use Class Orders	Amount (m ²)
B1, B2, B8	248,050.86

Calculation

18,000 (Remaining Allocations BROM6) + 230,050.86 (Sites with planning permission not started) = 248,050.86



Chapter 5

5.5 Losses of employment land in (i) employment/regeneration areas and (ii) local authority area

None

5.6 Amount of employment land lost to completed residential development

None

Figure 1: Annual employment land completions 1st April 1996 - 1st April 2007
(Excluding land allocated at Ravensbank Business Park, Redditch)

Year	Commitments (Sqm)	Windfalls (Sqm)	Total Completions (Sqm)
April 1996 – March 1997	27,000	0	27,000
April 1997 – March 1998	45,000	0	45,000
April 1998 – Sept. 1998	6,000	0	6,000
Oct. 1998 – Sept. 1999	10,000	2,000	12,000
Oct. 1999 – March 2000	9,000	20,000	29,000
April 2000 – Sept. 2000	9,000	9,000	18,000
Oct. 2000 – March 2001	9,000	11,000	20,000
April 2001 – March 2002	23,000	7,000	30,000
April 2002 – March 2003	7,000	21,000	28,000
April 2003 – March 2004	24,000	5,000	29,000
April 2004 – March 2005	42,600	4,600	47,200
April 2005 – March 2006	21,814.46	2,873	24,687.46
April 2006 – March 2007	22,060.97	3,754.6	25,815.57
TOTAL:	255,475.43	86,227.60	341,703.03

Figure 1 shows that of the 550,000sqm required, development has already been completed on 341,703.03sqm of land for employment use since 1996. This is 62.1% of the District's total employment land requirement up to 2011.

The recent draft of the Regional Spatial Strategy (RSS) Phase 2 identifies the level of employment land that is required across the West Midlands. The figures for Bromsgrove suggest 70,000 square metres (7 hectares) of employment land should be provided in the first 5 years and a further 210,000 square metres (21 hectares) should be delivered over the next 15 years. On average 14,000 square metres would need to be delivered each year in the first 5 years. Based on recent history such a figure should potentially be achieved as in excess of 14,000 square metres has been completely annually since 1999.



Chapter 5

5.7 VAT Registered Businesses

Figure 2 shows the number of VAT registered businesses in Bromsgrove District. VAT registered businesses are an indicator of the health of the business population.

In 2005, Bromsgrove District had significantly more registrations than deregistrations. The number of registrations was equal to the national and above regional levels, which implies that the business economy is relatively strong.

Figure 2: VAT Registered Businesses Percentages are based on stock (at end of year)				
	Bromsgrove (numbers)	Bromsgrove (%)	West Midlands (%)	Great Britain (%)
Registrations	340	9.7	9.4	9.7
Deregistrations	240	6.9	8.1	8.3
Stock (at end of year)	3,490	-	-	-

Source: Nomis Website-VAT Registrations/Deregistrations by industry (2005)

Relevant Local Plan Policies

Policy E7: Development Briefs will normally be required for all new employment land sites exceeding 2 hectares (5 acres). Where required these will have to be agreed with the Local Planning Authority.

Comment: This method was used effectively on the Breme Park site. The 'Breme Park Implementation Brief' and 'Bromsgrove Technology Park Design Brief' have helped to bring a well conceived vision into reality. The technology park has spatial links with the West Midlands and forms part of the Central Technology Belt that follows the route of the A38 that runs between Birmingham and Worcestershire. The region is rich in high calibre graduates from local universities and this will help to support the diversification of the region's manufacturing industry into new technology-rich sectors.

The implementation and design briefs have helped to attract firms such as Basepoint, Chase Commercial and West Midlands Contracts. 5.9 hectares of the 7.28 hectare site have either been committed or are under consideration. Progress thus far would suggest that Technology Park is likely to be fully committed within the next 2 years. Work on the Basepoint development has now been completed and it provides a mix of 77 high quality offices and studio workshop units for small local businesses. A financial company called Johnson Fleming has taken up part of the site sold to West Midlands Contracts and this will create approximately 60 jobs.



Chapter 6

Housing

The housing situation in the Bromsgrove District is complex due to the previous over-supply, which resulted in the moratorium which is still in place today. Advice from the Government Office of the West Midlands (GOWM) recommends that the district of Bromsgrove should be delivering 11% of housing for the County of Worcestershire up to 2021 as designated within the adopted RSS. However, more recently the GOWM have recommended the use of the figures within option 1 of the RSS Phase 2 Revision Spatial Options for long term housing projections. It is worth noting that these figures are similar to those within the current RSS.

However relying on those figures in isolation could potentially be unwise bearing in mind the proposed revisions to the RSS. Phase 2 of the draft revision of the RSS allocates a total of 2100 homes for the district of Bromsgrove between 2006 and 2026. In addition a further 3300 homes may be shared between Bromsgrove and Stratford to cater for Redditch growth. To provide a clearer picture of the housing situation future supply will be calculated using both sets of figures for the purpose of this AMR.

6.1 Housing Type

At the 2001 Census, the number of resident households in Bromsgrove District was 35,168.

Housing (all Households)	Value	England and Wales Rank/376 (proportion)	Regional Rank/34 (proportion)
Number of households with residents	35,168	286	26
Number of people per hectare	4.0	212	18
Average household size	2.44	59	9
Vacant household spaces	755	326	30
Owner-occupied	29,316	11	2
Without central heating	1,539	281	34
Without own bath/shower & toilet	35	375	34
Overcrowding indicator	954	359	34

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

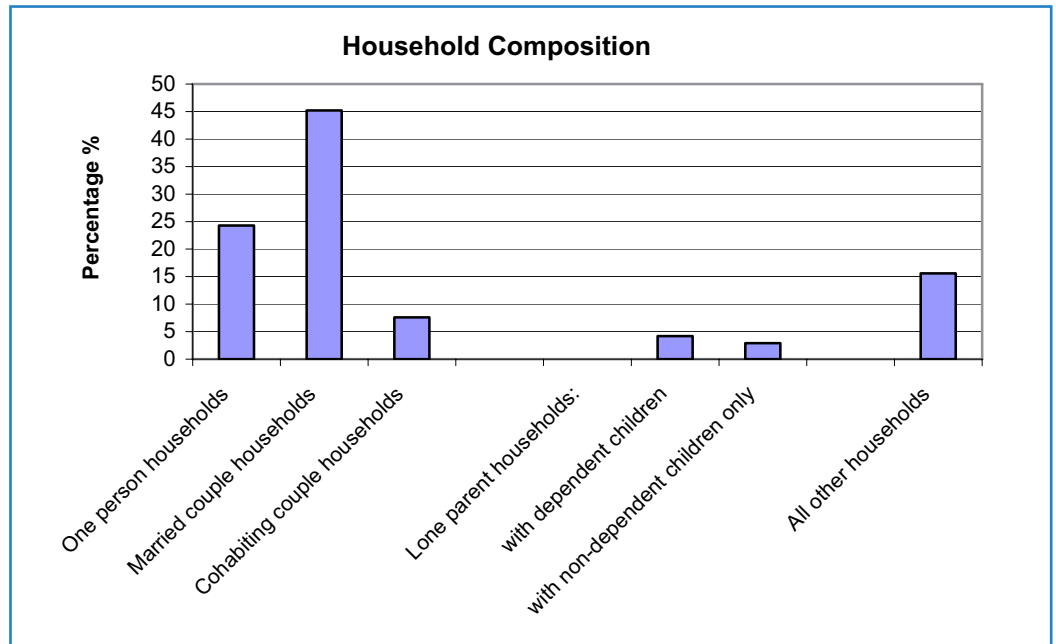


Chapter 6

6.2 Household Composition

At the 2001 Census, 45.2% of households in Bromsgrove District consisted of married couples, and 24.3% were one-person households.

Figure 3: Household Composition (2001 Census)

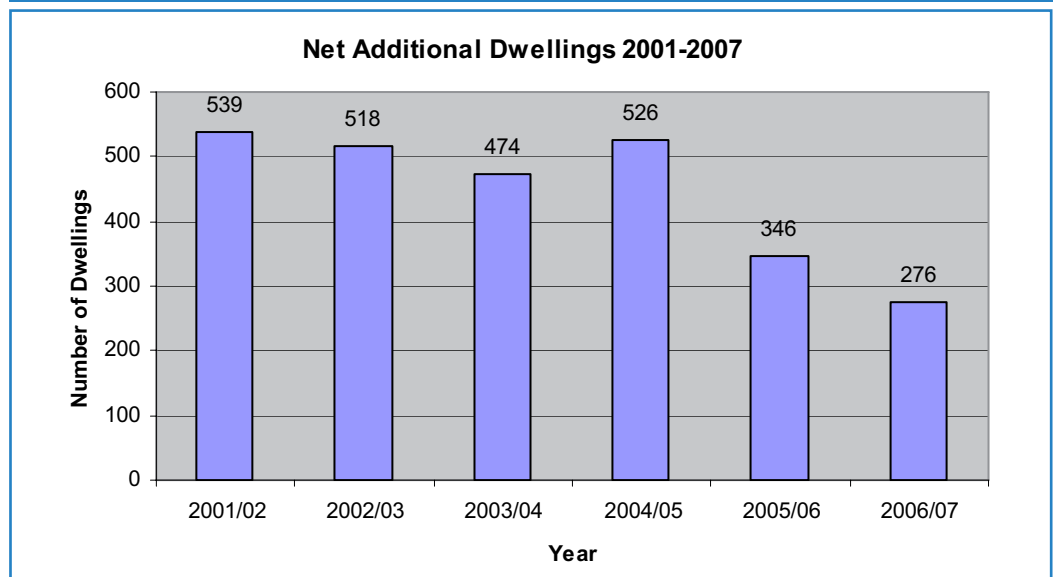


Source: Office for National Statistics, Crown Copyright, Revised February 2003

6.3 Housing Trajectory

i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer.

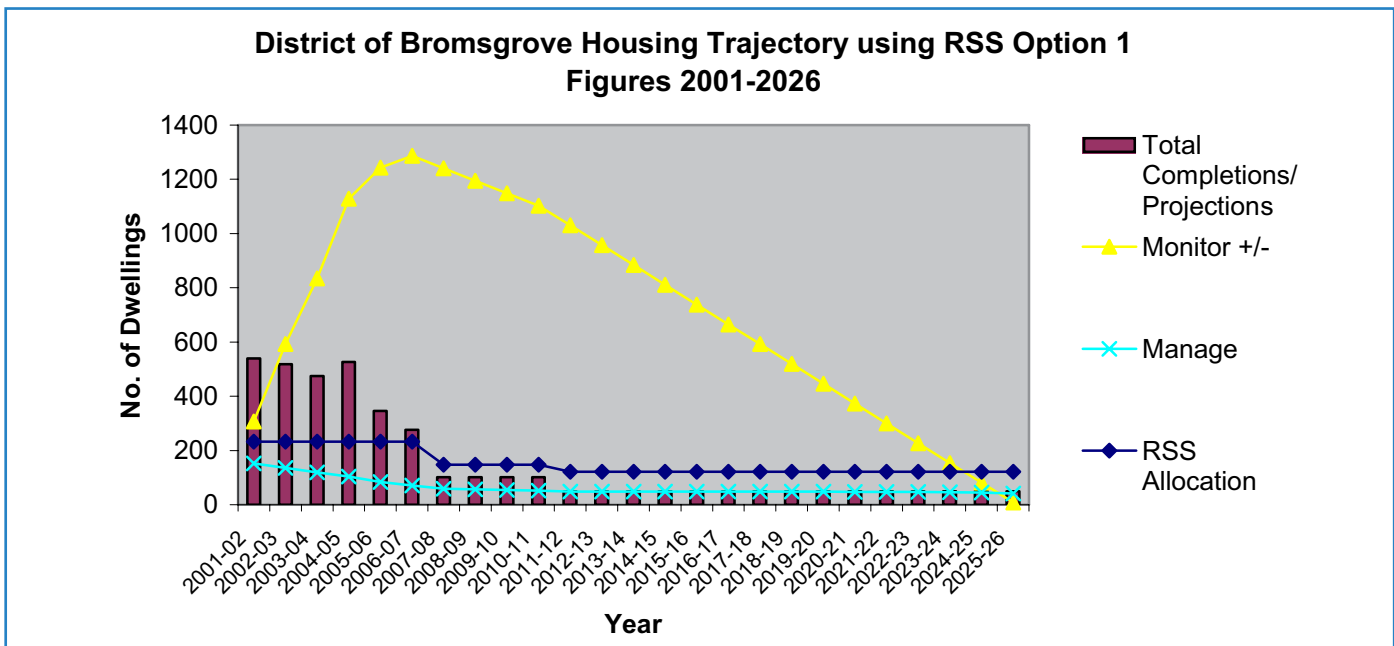
Figure 4: Net Additional Dwellings 2001-2007





Chapter 6

Figure 5: Housing Trajectory 2001-2026



Using the figures contained within Option 1 of the RSS Phase 2 Revision Spatial Options the above chart calculates the level of housing to meet the requirement of 3800 homes by 2026. Due to 2679 homes being delivered between 2001 and 2007 the district is currently in a position of over supply. In addition a further 404 homes have planning permission but have yet to be constructed. On the assumption that these homes will be built at an average of 101 per year for the next 4 years the district will need to supply 49 dwellings per annum between 2011/12 and 2025/26 to reach the target of 3800 dwellings. The monitor line on the graph shows the level of over-supply at any one time and reduces accordingly to ensure that there is not a significant over-supply at the end of the plan period. The manage line takes into account the effect of future completions in meeting the overall target. Due to the high levels of supply in the early years of the plan period the number of dwellings that need to be delivered on an annual basis is continually low as shown within the graph.

ii) net additional dwellings for the current year;

Indicator: Net additional dwellings for the current year	
Year	Number of completions
Completions April 2006 - March 2007	276

iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;

Calculation:

Using RSS Phase 2 Revision Spatial Options – Option 1

Target	
Requirement (01 – 21)	3800
Supply (07)*	2679
Remaining Requirement	1121

* Does not include 404 dwellings with planning permission that are as yet unimplemented. It would appear misleading to include these figures, as naturally there is no guarantee that these permissions will be implemented.



Chapter 6

Using figures in the draft revision of the RSS Phase 2

Target	
Requirement (06 – 26)**	2100
Supply (07)*	276
Remaining Requirement	1824

* Does not include 404 dwellings with planning permission that are as yet unimplemented. It would appear misleading to include these figures, as naturally there is no guarantee that these permissions will be implemented.

** Does not include any of the 3300 homes that will be shared between Bromsgrove and Stratford to cater for Redditch growth. Due to the uncertainty of how many homes will need to be located within Bromsgrove it would not be beneficial to estimate, as it would greatly alter the results.

iv) the annual net additional dwelling requirement up to 2021;

Using RSS Phase 2 Revision Spatial Options – Option 1

Indicator	Dwelling Requirement
The annual net additional dwelling requirement	59

Calculation:

1121 dwellings / 19 years left of the RSS plan period = 59 dwellings per annum

Using figures in the draft revision of the RSS Phase 2

Indicator	Dwelling Requirement
The annual net additional dwelling requirement	96

Calculation:

1824 dwellings / 19 years left of the RSS plan period = 96 dwellings per annum

v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

Using RSS Phase 2 Revision Spatial Options – Option 1

59 Dwellings = 13.21% of current average completions.

Calculation:

On average over the last six years there have been 446.5 completions per annum currently 59 dwellings required per annum to meet RSS targets = 13.21% of current completion rate.

Using figures in the draft revision of the RSS Phase 2

96 Dwellings = 21.5% of current average completions

Calculation:

On average over the last six years there have been 446.5 completions per annum currently 96 dwellings required per annum to meet RSS targets = 21.5% of current completion rate.

6.4 Development on previously developed land

Indicator	Percentage
New and converted dwellings on previously developed land	87%

This figure, whilst still being above nationally set targets is actually below what was achieved last year (92%). This figure is probably a little misleading as the district council has released no Greenfield sites for housing in the past year due to the continuing moratorium. Any Greenfield sites coming forward would be from permission granted prior to the moratorium in 2004.

6.5 Density of new housing development

Indicator	Percentage
Less than 30 dwellings per hectare	43%
Between 30 and 50 dwellings per hectare	8%
Above 50 dwellings per hectare	49%

Guidance within PPS3 recommends that all housing should be at a minimum density of 30 dwellings per hectare. With 43% of dwellings built at less than 30 dwellings per hectare it is clear that the council has failed to meet this target. However on smaller schemes it is not always possible to achieve densities in excess of 30 dwellings per hectare particularly where one dwelling is being replaced by another single dwelling.

6.6 Affordable housing completions

Indicator	Number
Affordable housing completions	63



Chapter 6

The number of affordable housing completions is a significant increase on the total achieved in the previous year (38 dwellings), however this figure is still below the Council's target of 80 per annum. The current housing moratorium means that it is incredibly challenging to achieve this target, as there is a total reliance on sites coming forward for 100% affordable housing. The realisation is that every year that the council fails to meet the required level of supply the demand for affordable housing increases.

6.7 Relevant Local Plan Policies

Policy S4: The District Council will monitor the release of sites for housing purposes to enable the maintenance of a 5 year supply of housing land and to ensure that there is a relatively even supply of land for any given period of time.

Comments on Policy S4: The Council has constantly monitored housing development in recent years and due to the Council exceeding housing targets a housing moratorium was enforced in July 2003. The Council is still in a position of over-supply meaning that the current RSS figures and proposed figures in the Phase 2 revision of the RSS are very achievable. Even 4 years after the introduction of the moratorium the district is delivering comfortably in excess of what is required by the RSS. The Council is currently carrying out a Strategic Housing Land Availability Assessment (SHLAA) in accordance with PPS3 to maintain a 5-year rolling supply of housing land in the most appropriate locations.

Policy S14: The District Council, in partnership with other agencies, will endeavour to increase the range of housing types available in the District. Proposals leading to the provision of affordable housing will be welcomed where these provide housing for rent, sale or for shared ownership. The majority of units will be provided in existing urban areas whilst the provision of affordable housing to meet local needs may also be forthcoming in appropriate rural settlements.

Comments on Policy S14: In recent years the council has carried out a Housing Needs Assessment and a Strategic Housing Market Assessment.

These have identified that house prices have continued to rise meaning that demand is increasing for affordable housing. A target of 80 affordable units per annum has been set but has yet to be achieved. The moratorium is hampering the delivery of affordable units, as there is a complete reliance on 100% affordable housing sites.



Chapter 7

Transport

Responsibility for the transport network falls on three agencies: The Highways Agency, Worcestershire County Council, and Bromsgrove District Council. Bromsgrove District Council is responsible for the provision of public car parks and for ensuring that planning proposals are compatible with transport policy. The Highways Agency is responsible for the M5 and M42 motorways and those lengths of the A38, A435 and A456, which are trunk roads. Worcestershire County Council as Highway Authority is responsible for public transport, other highways and traffic management and the maintenance of public footpaths.

7.1 Car Ownership

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

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

7.2 Travel to Work

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

7.3 Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework

Indicator	Amount (m ²)
Completed non-residential development within UCOs A, B and D complying with car-parking standards set out in LDF	29,531.57

Calculation:

9,060 + 11,600.97 + 5,154.6 (B1, B2, B8 uses) + 3,716 (A1 use) = 29,531.57



Chapter 7

7.4 Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)

- ▶▶▶ 91% (49 out of 54 sites) within 30 minutes of a GP Surgery
- ▶▶▶ 95% (263 out of 276 dwellings) within 30 minutes of a GP Surgery
- ▶▶▶ 4% (2 out of 54 sites) within 30 minutes of a hospital
- ▶▶▶ 1% (2 out of 276 dwellings) within 30 minutes of a hospital
- ▶▶▶ 94% (51 out of 54 sites) within 30 minutes of a secondary school
- ▶▶▶ 98% (270 out of 276 dwellings) within 30 minutes of a secondary school
- ▶▶▶ 98% (53 out of 54 sites) within 30 minutes of a primary school
- ▶▶▶ 99% (274 out of 276 dwellings) within 30 minutes of a primary school
- ▶▶▶ 65% (35 out of 54 sites) within 30 minutes of an employment area
- ▶▶▶ 86% (238 out of 276 dwellings) within 30 minutes of an employment area
- ▶▶▶ 78% (42 out of 54 sites) within 30 minutes of a retail centre
- ▶▶▶ 91% (251 out of 276 dwellings) within 30 minutes of a retail centre

Maps showing each of these indicators have been included within appendix 4 pages 37-42.

Relevant Local Plan Policies

DS13: The District will take full account of the need for future development to be sustainable so that present demands do not compromise the ability of future generations to meet their own demands or enjoy a high quality environment. All development must reflect the need to safeguard and improve the quality of life of residents.

Comments: The majority of new residential and commercial development has occurred within the town of Bromsgrove. This is the most sustainable location within the district that provides the best opportunity for people to use public transport with many bus routes and a train station with excellent links across the West Midlands. A continued effort needs to be made to divert development away from unsustainable locations as recommended within the RSS.

Policy TR10: The District Council will require a percentage or minimum number of car-parking spaces in public car parks of wider dimensions for the benefit of disabled motorists.

Comments on Policy TR10: Provision is required on larger commercial and public developments for a number of disabled spaces to be provided. Provision is implemented through the development and building control systems and seeks to provide spaces appropriate to the type of usage generated by the land use.

Policy TR15: The District Council will seek to encourage more use of rail services by enhancing car parking at railway stations. Potential sites are allocated at Barnt Green (BG2) and Bromsgrove (BROM31). Planning permission will not be granted for development which would prejudice the use of at least part of these sites for that purpose.

Comments of Policy TR15: The Council in conjunction with rail operators and the County Council have provided additional parking facilities at Bromsgrove Station. Further improvements are being sought and could come from the development of adjacent areas of brownfield land. The potential for improvements at Barnt Green Station also exist although land ownership issues remain outstanding.



Chapter 8

Local Services

8.1 Amount of completed retail, office and leisure development

Retail development = 3,716 sqm

Office development = 25,815.57sqm

No leisure development has been completed within the AMR period

8.2 Amount of completed retail, office and leisure development in town centres

No major development has been completed in Bromsgrove Town Centre. The major redevelopments proposed for the town centre means that any piecemeal development at this time could compromise ability to deliver a cohesive and comprehensive redevelopment.

8.3 Amount of eligible open spaces managed to Green Flag Award standard

The Council has been awarded a green flag award for Sanders Park in Bromsgrove. Site improvements and a management plan helped to ensure Sanders Park achieved its green flag award in 2007.

8.4 Relevant District Policies

Policy S20: Bromsgrove will remain the main location for general shopping facilities relative to other locations within the District. The District Council will seek to strengthen Bromsgrove's shopping role in order to compete more successfully with other shopping centres in the surrounding area.

Comments on Policy S20: Bromsgrove Town Centre is the primary shopping location in the District. Although it is in competition with larger centres in adjacent areas, the District Council has identified the Town Centre as a key location for improvement in future years and is currently preparing an Area Action Plan.



Chapter 9

Environment

9.1 Biodiversity

Change in areas and populations of biodiversity importance, including:

- i) change in priority habitats and species (by type); and
- ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, or sub-regional significance.

Response:

The Council has begun monitoring applications that may have a 'significant' impact on biodiversity to assess whether comments from the Worcestershire Wildlife Trust (WWT) are affecting what decision is reached and whether recommended conditions are attached to any approvals.

It is considered that 5 applications within the monitoring period may have a 'significant' impact on biodiversity. The impact of comments from the Worcestershire Wildlife Trust are summarised below:

Whilst only a small number of applications were considered to have a significant impact on biodiversity it is considered that with the majority of applications that biodiversity implications are considered fully to minimise any potential adverse effects.

Relevant Local Plan Policy

Policy C10A: The district will seek to minimise the effects of development proposals on features of nature conservation importance in the district.

This will include woodland, ponds, lakes or streams, marshlands and wetlands and unimproved grasslands.

Comments: There are a number of sites throughout the district that contain a significant amount of wildlife.

The policy has helped to prevent undue harm and aide in controlling development near such sites. However, the Biodiversity Action Plan has not been updated since 2000 and progression with this will provide a clearer picture of the biodiversity within the district.

Applications Refused on Biodiversity Grounds

Application No.	Site Address	Proposal	Summary of Refusal Reason
B/2006/1387	Plot 10, Acanthus Road, Ravensbank Business Park	Erection of 2 no. B1/B2/B8 units with car parking and servicing areas	Harmful to character of the area due to loss of protected tree cover and therefore contrary to PPS9
B/2006/1032	Sugarbrook Mill, Buntsford Park Road	Erection of Industrial units for B1/B2/B8 use	No information provided to show that development would not cause undue harm to protected species and their habitats
B/2006/1387	Plot 10a, Acanthus Road, Ravensbank Business Park	Erection of one B1/B2/B8 unit with car parking and servicing areas	Harmful to character of the area due to loss of protected tree cover and therefore contrary to PPS9

Application Approved with Biodiversity Conditions

Application No.	Site Address	Proposal	Biodiversity Conditions
2007/0466	School Drive, Bromsgrove	Erection of 51 no. 2 bedroom apartments	1, Water vole mitigation and enhancement; and 2, Installation of bat and bird boxes

Applications Approved with No Biodiversity Related Conditions

Application No.	Site Address	Proposal	Biodiversity Conditions
B/2006/0982/CE	Rear of 372 and 374 Birmingham Road, Lickey End	Erection of detached Dwelling and Garage	No objection but request conditions relating to: 1, site clearance outside of bird breeding season; 2, the inclusion of bird and bat boxes in scheme; and 3, the landscaping of the site using native species



Chapter 9

9.2 Renewable Energy

Renewable energy capacity installed by type.

Response:

No new renewable energy capacity was provided in the district in 2006-07. The guidance within PPS22 and policies to be contained within the emerging Core Strategy should help to encourage proposals for new capacity in the future. It will be important for future policies to require new development to incorporate measures to generate a proportion of their energy needs from renewable sources, which would ensure the delivery of some capacity and help to cut carbon emissions, a major source of global warming.

Relevant Local Plan Policy

Policy ES15: Proposals for exploiting sources of renewable energy will be carefully considered by the district council for their impact on the landscape, wildlife and other relevant factors. Where the impact of the technology being proposed is considered compatible with both the immediate and wider community interests then schemes may be acceptable.

Comments: PPS22 has been introduced since the adoption of this local plan policy. This has put greater emphasis on using renewable energy, which is not reflected within this policy. As no energy capacity has been provided in the past year it will be important to consider how new developments might be able to incorporate measures to generate a proportion of their energy needs from renewable sources. Future policies developed through the LDF could focus more on promoting and encouraging the use of renewable energy.

9.3 Flood Protection & Water Quality

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Response:

The Environment Agency provides advice on flood risk, including comments on relevant planning applications in the district. No planning applications were granted contrary to the advice of the Environment Agency.

Relevant Local Plan Policy

Policy ES2: Proposals involving new development i.e. new structures, alteration of ground levels or the erection of temporary buildings will not normally be permitted where there is a known risk of flooding, or where the Environment Agency indicate there are potential problems. Where balancing is necessary the developer must demonstrate that adequate provision for future maintenance of the balancing device has been made. This may be accomplished by an appropriate Section 106 planning obligation.

Comments : The policy has enabled the district to refuse applications where there has been a serious flood risk. It will be important to maintain close links with the Environment Agency and ensure they are consulted on all relevant planning applications.



Appendix 1

Glossary

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

Annual Monitoring Report (AMR) - Report submitted to the Government in December annually, assessing progress with and the effectiveness of the Local Development Framework.

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

Core Output Indicators - The core measures of sustainable development the Government requires us to monitor.

Core Strategy (CS) - Local development framework development plan document setting the vision, objectives, monitoring and implementation framework. All development plan documents must comply with the Core Strategy.

DCLG - The Government Department for Communities and Local Government.

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

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

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

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

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

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

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

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

Major Urban Area (MUA) - The main urban area of the West Midlands Region, as identified on the RSS Spatial Strategy Diagram (see the inside back cover of RPG11 June 2004).

Monitoring Framework - Sets out the targets and indicators to be used in monitoring the impact of the Local Development Framework.

Non-strategic Sites - Sites not allocated within the UDP for development.

ODPM - Former Office for the Deputy Prime Minister, now DCLG.

Planning Obligations - Legal agreements between a planning authority and a developer that ensure that certain extra works related to a development are undertaken. For example, the provision of highway works. Sometimes called "Section 106" agreements.



Appendix 1

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

Previously Developed Land (PDL) - That which was occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed-surface infrastructure. The definition covers the curtilage of the development.

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

Regional Spatial Strategy (RSS) - A 15-20 year strategy prepared by the Regional Planning Body identifying the scale and distribution of new housing development, areas of regeneration, expansion or sub-regional planning and specifying priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. RPG11 is the RSS for the West Midlands.

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

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

Sites of Importance for Nature Conservation (SINC) - Locally important nature conservation sites.

Supplementary Planning Documents/Guidance (SPDs/SPGs) - Detailed policy to supplement development plan document (DPD) policies and proposals. SPDs/SPGs can be thematic or site specific.

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

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

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

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

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



Appendix 2

Demography

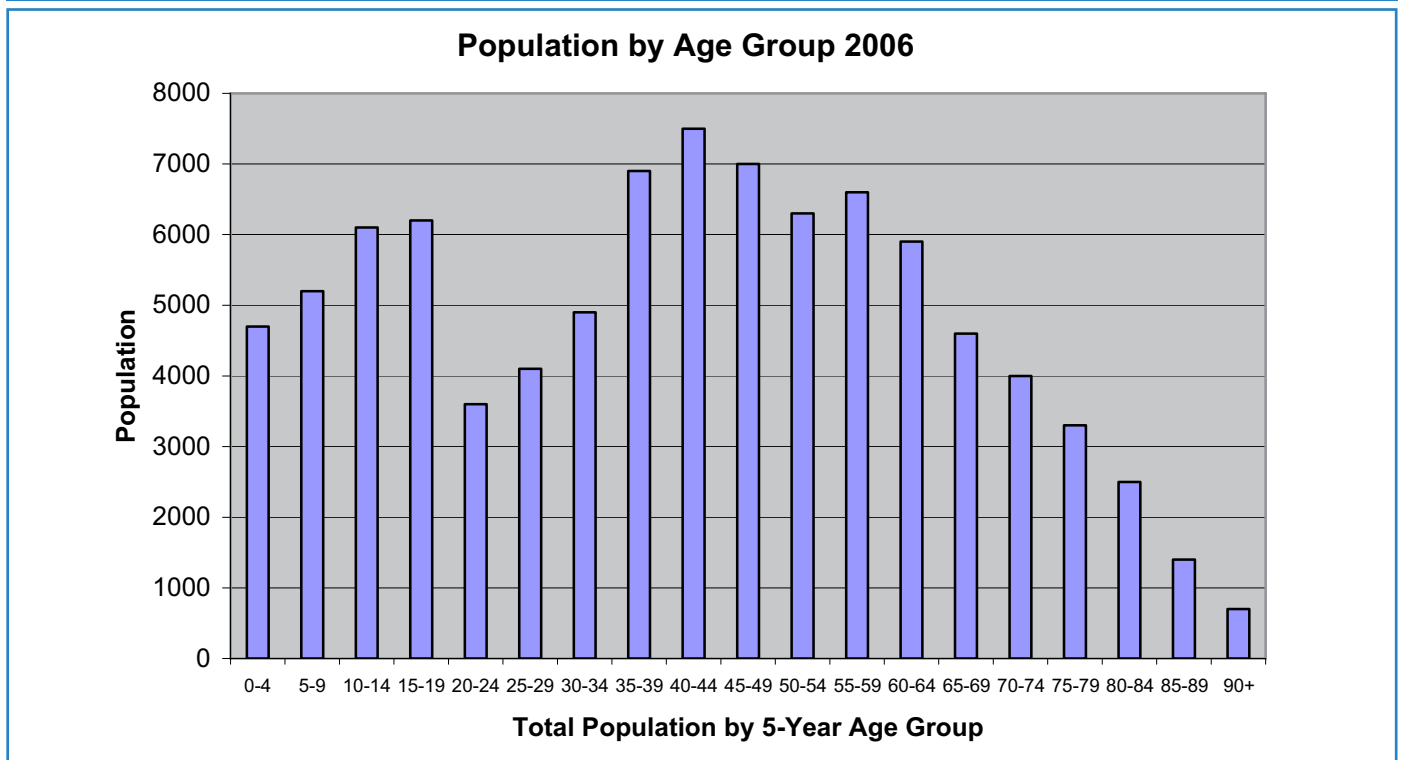
Population

Bromsgrove District's projected population at 2007 is 91,500. The population of Bromsgrove District was 87,837 in 2001 (Census, 2001), so Bromsgrove's population has increased by approximately 3,663 in the last 6 years.

Age Groups

The population of Bromsgrove District is projected to steadily decline to 90,800 by about 2011. The number of people in the 65+ age group is projected to rise from just over 15,000 to about 18,400 by 2011. The numbers in the 0-17 age group are projected to fall back between 2006 and 2011. Figures 6, 7 and 8 show Bromsgrove District population by 5-year age group for total population, total male population, and total female population.

Figure 6: Bromsgrove District Total Population by 5-Year Age Group 2006



Source: Research & Intelligence Unit, Worcestershire County Council (2006)



Appendix 2

Figure 7: Bromsgrove District Total Male Population by 5-Year Age Group 2006

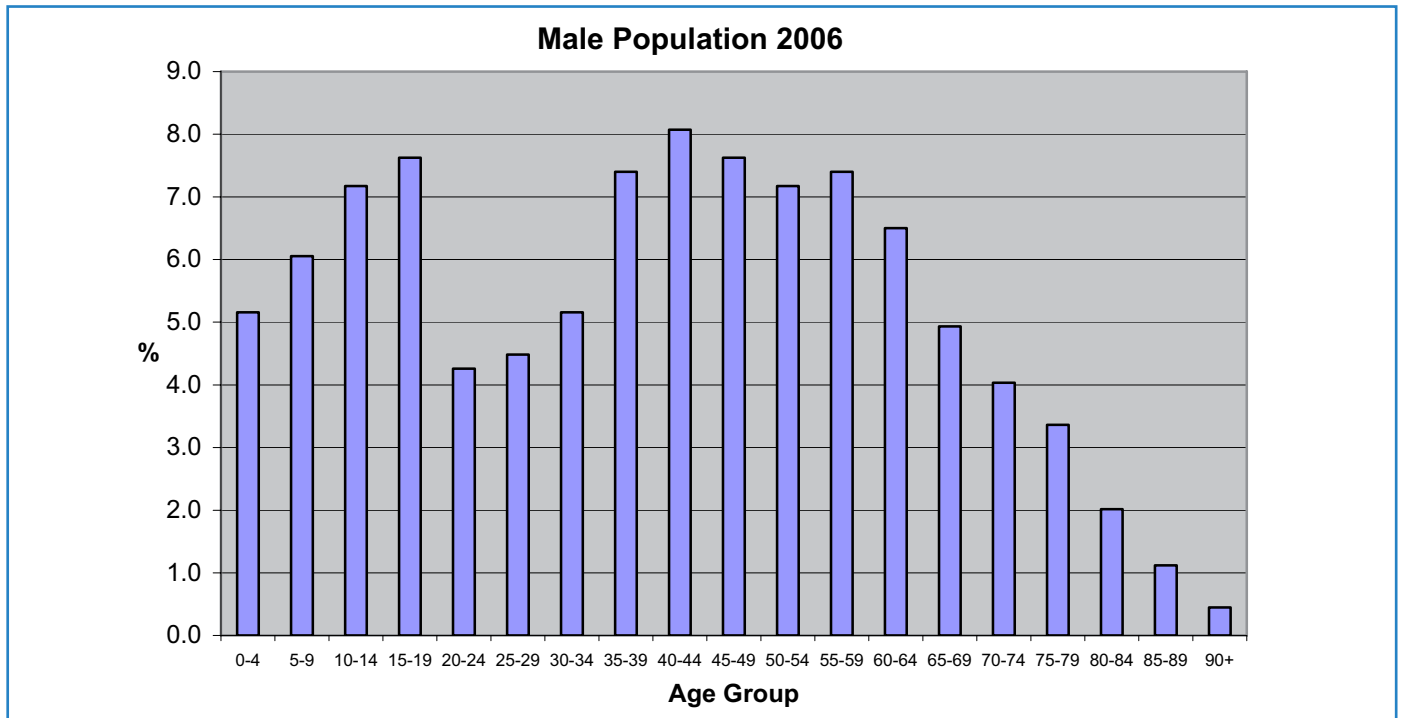
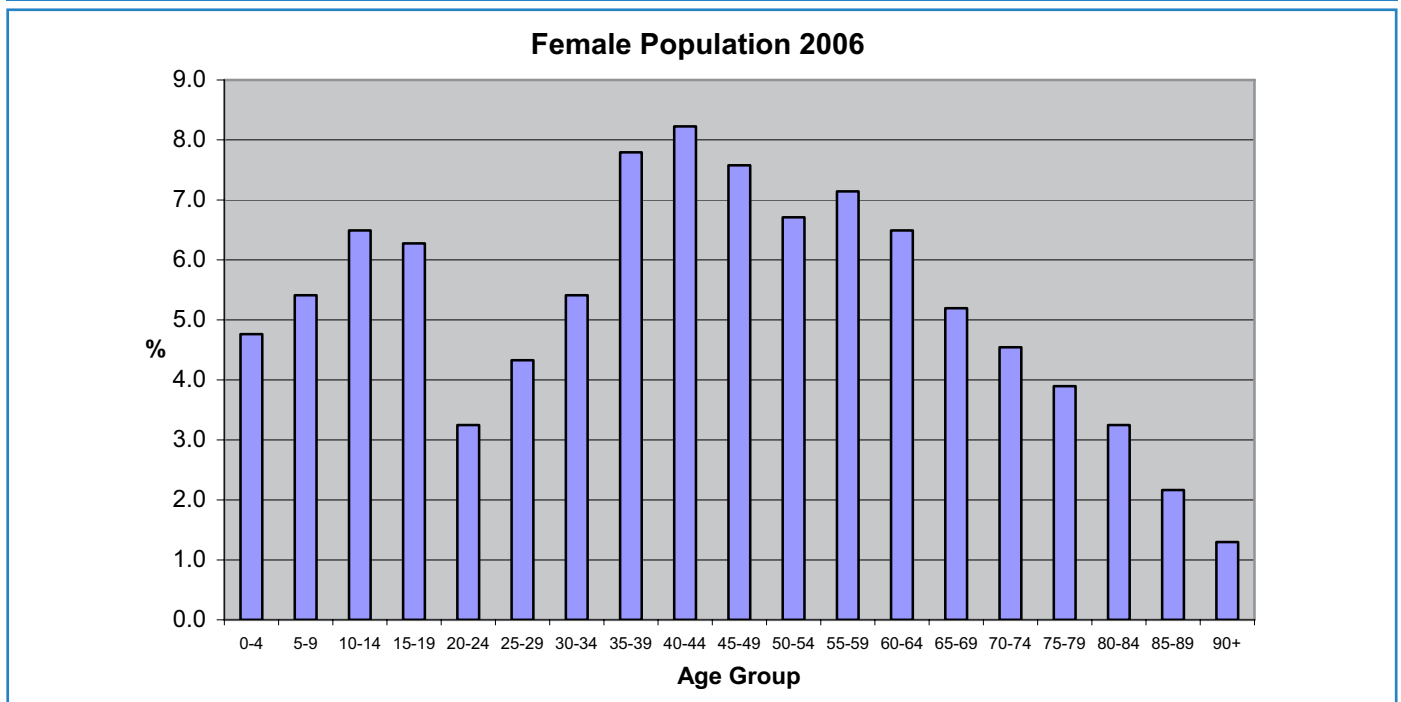


Figure 8: Bromsgrove District Total Female Population by 5-Year Age Group 2006





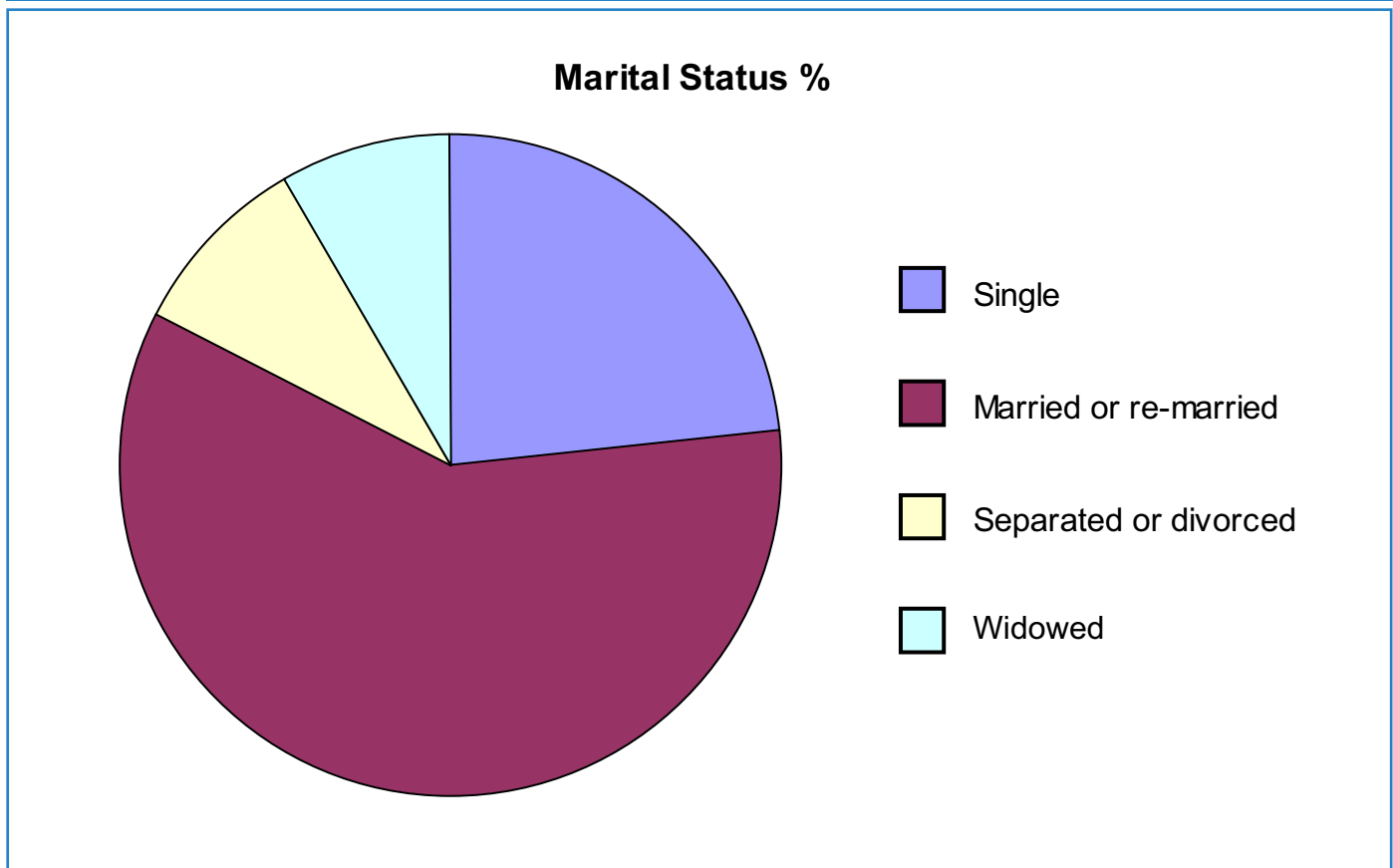
Appendix 2

Marital Status

Marital Status (all people aged 16 and over)	Amount	England and Wales Rank/376 (proportion)	Regional Rank/34 (proportion)
Single people (never married)	16,488	324	29
Married or re-married people	41,915	24	3
Separated or divorced	6,552	328	27
Widowed	5,903	208	20

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

Figure 9: Marital Status % (Census 2001)





Appendix 2

Ethnicity and Religion

97.8% of the population in Bromsgrove District are white (Census 2001).

The largest minority ethnic group is Indian (0.6%).

The largest religious groups are:

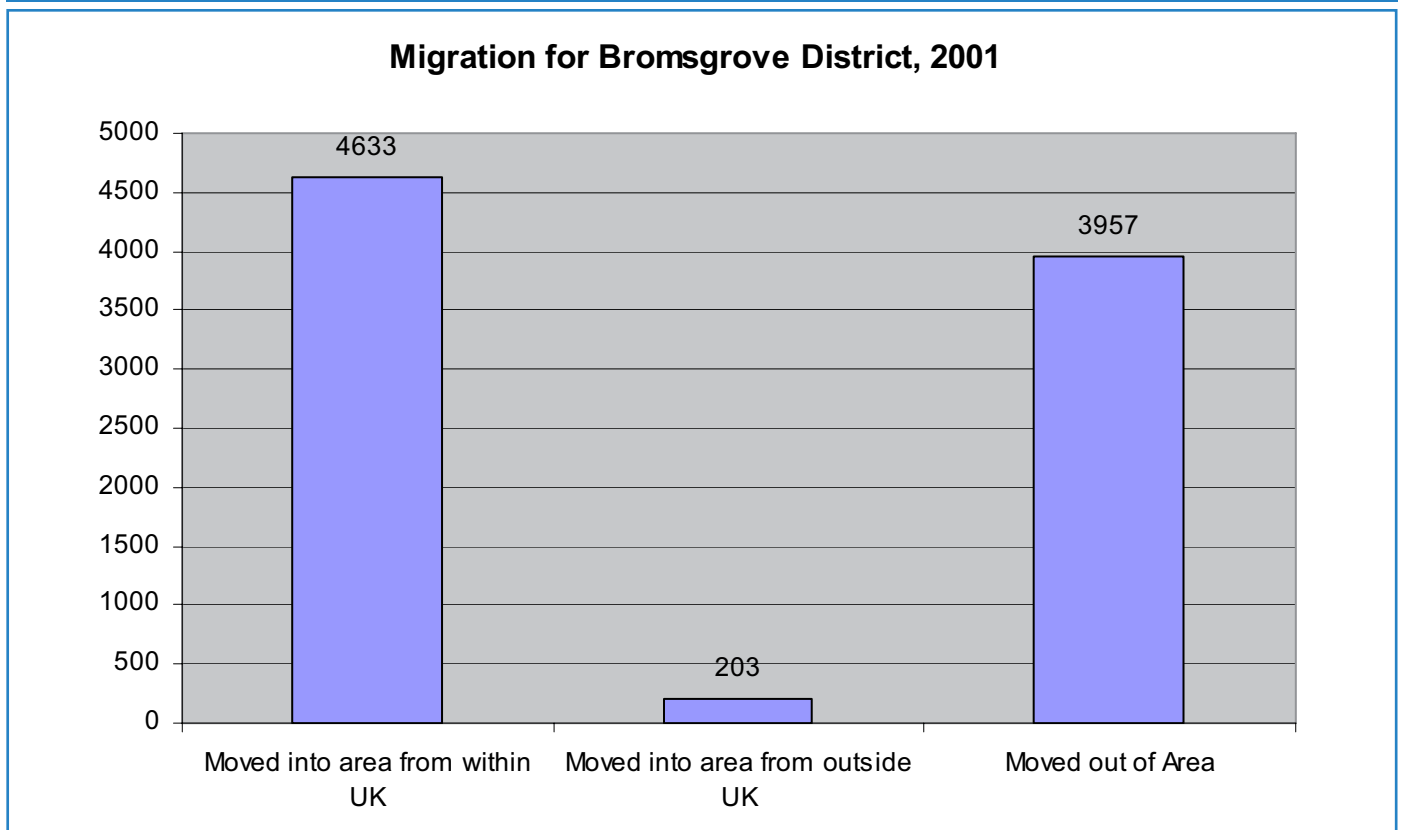
Christian	80.09%
Sikh	0.33%
Muslim	0.29%

6.84% of the population indicated that they have no religion.

Migration

Figure 10 shows the migration figures for Bromsgrove District.

Figure 10: Migration for Bromsgrove District, 2001



Research & Intelligence Unit, Worcestershire County Council, (2006)



Appendix 3

Economy

Economically Active					
		Bromsgrove (numbers)	Bromsgrove (%)	West Midlands (%)	National (%)
ALL PEOPLE	Economically active	44,200	83.7	77.5	78.2
	In employment	42,300	80.1	73.5	74.4
	Employees	36,000	68.1	64.9	64.9
	Self employed	6,200	11.7	8.1	9.0
	Unemployed	1,900	4.3	5.2	4.8
MALES	Economically active	24,200	88.7	82.9	83.3
	In employment	22,900	83.8	78.4	79.0
	Employees	17,900	65.6	66.1	65.6
	Self employed	4,900	17.9	11.8	13.0
	Unemployed	1,300	5.5	5.5	5.1
FEMALES	Economically active	20,000	78.3	71.7	72.8
	In employment	19,400	76.1	68.2	69.6
	Employees	18,000	70.7	63.7	64.2
	Self employed	1,300	5.0	4.0	4.8
	Unemployed	600	2.8	4.9	4.5

Source: Nomis website - annual population survey, (Jan 2004-Dec 2004)

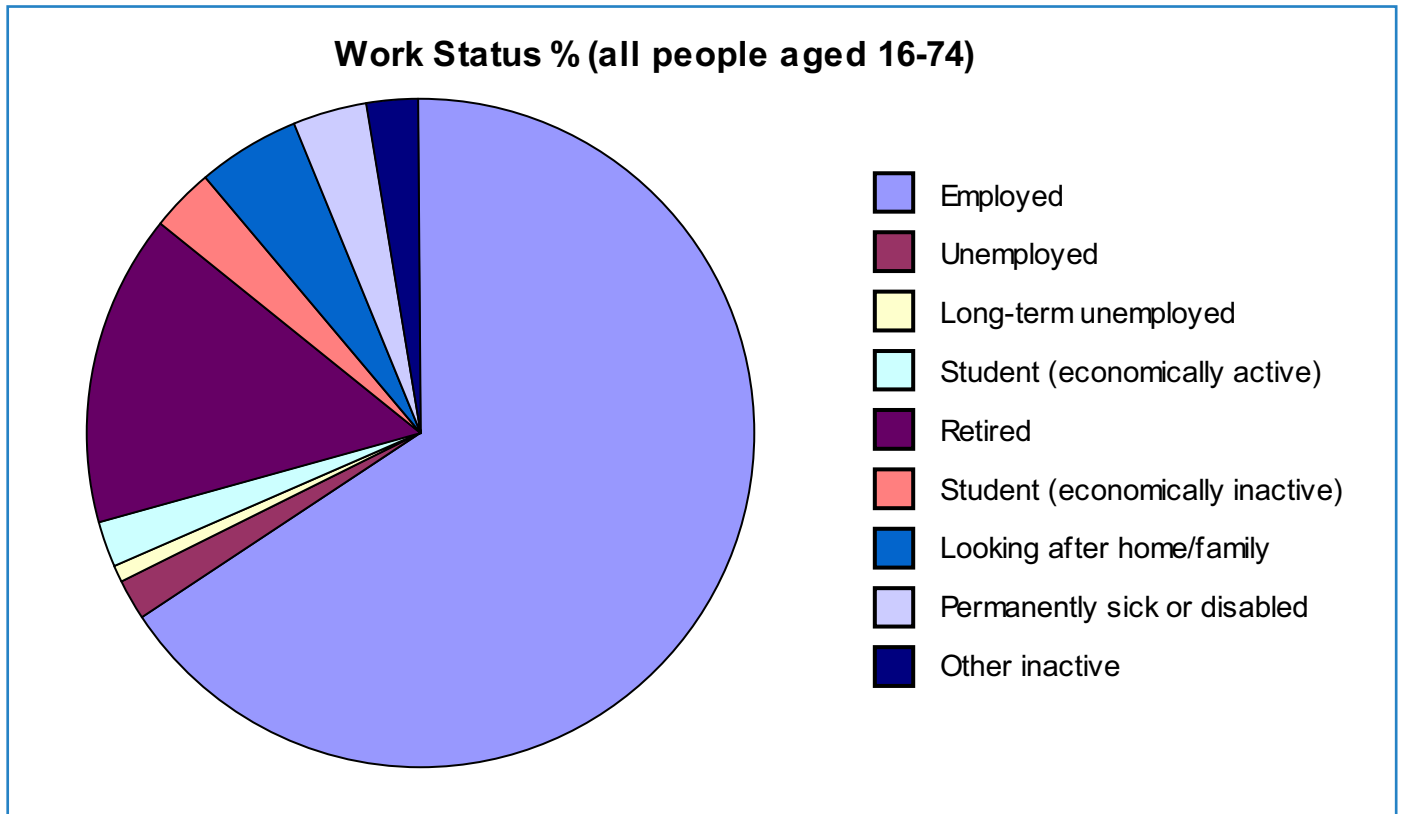
Economically Inactive					
		Bromsgrove (numbers)	Bromsgrove (%)	West Midlands (%)	National (%)
ALL PEOPLE	Economically inactive	8,600	16.3	22.5	21.8
	Wanting a job	1,000	1.9	4.8	5.2
	Not wanting a job	7,600	14.4	17.7	16.6
MALES	Economically inactive	3,100	11.3	17.1	16.7
	Wanting a job	(Estimate is less than 500)	1.2	4.1	4.3
	Not wanting a job	2,700	10.0	12.9	12.4
FEMALES	Economically inactive	5,500	21.7	28.3	27.2
	Wanting a job	700	2.7	5.5	6.2
	Not wanting a job	4,900	19.0	22.7	20.9

Source: Nomis website - annual population survey, (Jan 2004-Dec 2004)



Appendix 3

Figure 11: Work Status % (Census 2001)



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

Unemployment rates

The unemployment rate in Bromsgrove District is measured by the proportion of working age people unemployed and

claiming job seekers' allowance (JSA). The table below shows the number of people in Bromsgrove District who are unemployed and claiming JSA as at July 2007

	Bromsgrove (numbers)	Bromsgrove (%)	West Midlands (%)	National (%)
All people	667	1.5	3.0	2.3
Males	462	1.9	4.3	3.3
Females	205	1.0	1.6	1.3

Source: Nomis website: claimant count – age and duration (September 2005)

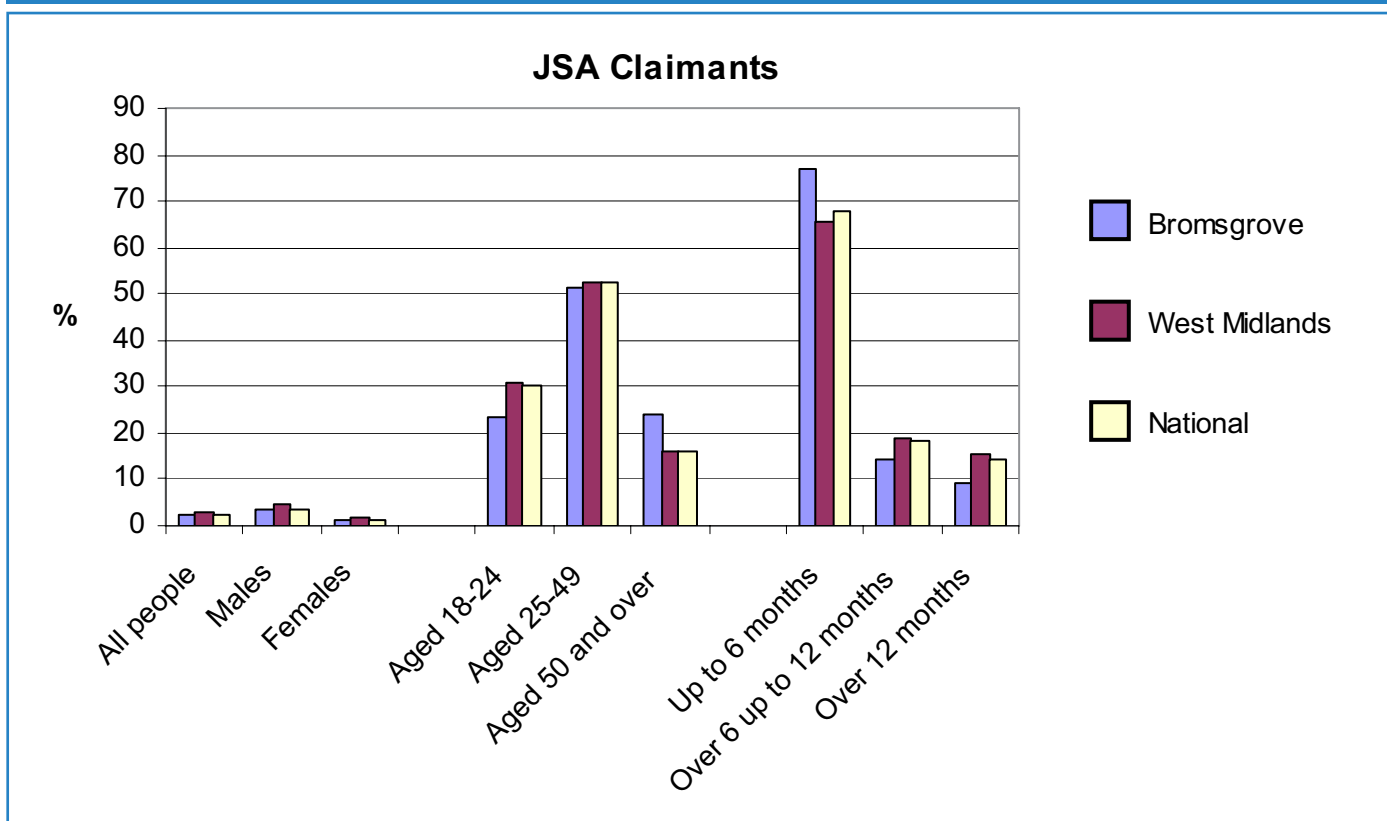


Appendix 3

Figure 12 indicates that the majority of unemployed and claiming JSA in Bromsgrove District are in the age group 25 – 49 years of age (51.1%). There are a higher percentage of males unemployed (3.3%) than females (1.1%). These figures are below the regional average.

76.9% of those registered as being unemployed have been claiming JSA for less than six months. This is above the national and regional average. Only 8.9% have been claiming for more than 12 months. This is below the national and regional average.

Figure 12: JSA Claimants



Source: Nomis website: claimant count – age and duration (September 2005)

Jobs Density

The density figures in the table below represent the ratio of total jobs to working-age population.

	Bromsgrove (jobs)	Bromsgrove (density)	West Midlands (density)	National (density)
Jobs Density	39,000	0.7	0.8	0.8

Source: National Statistics (2006)

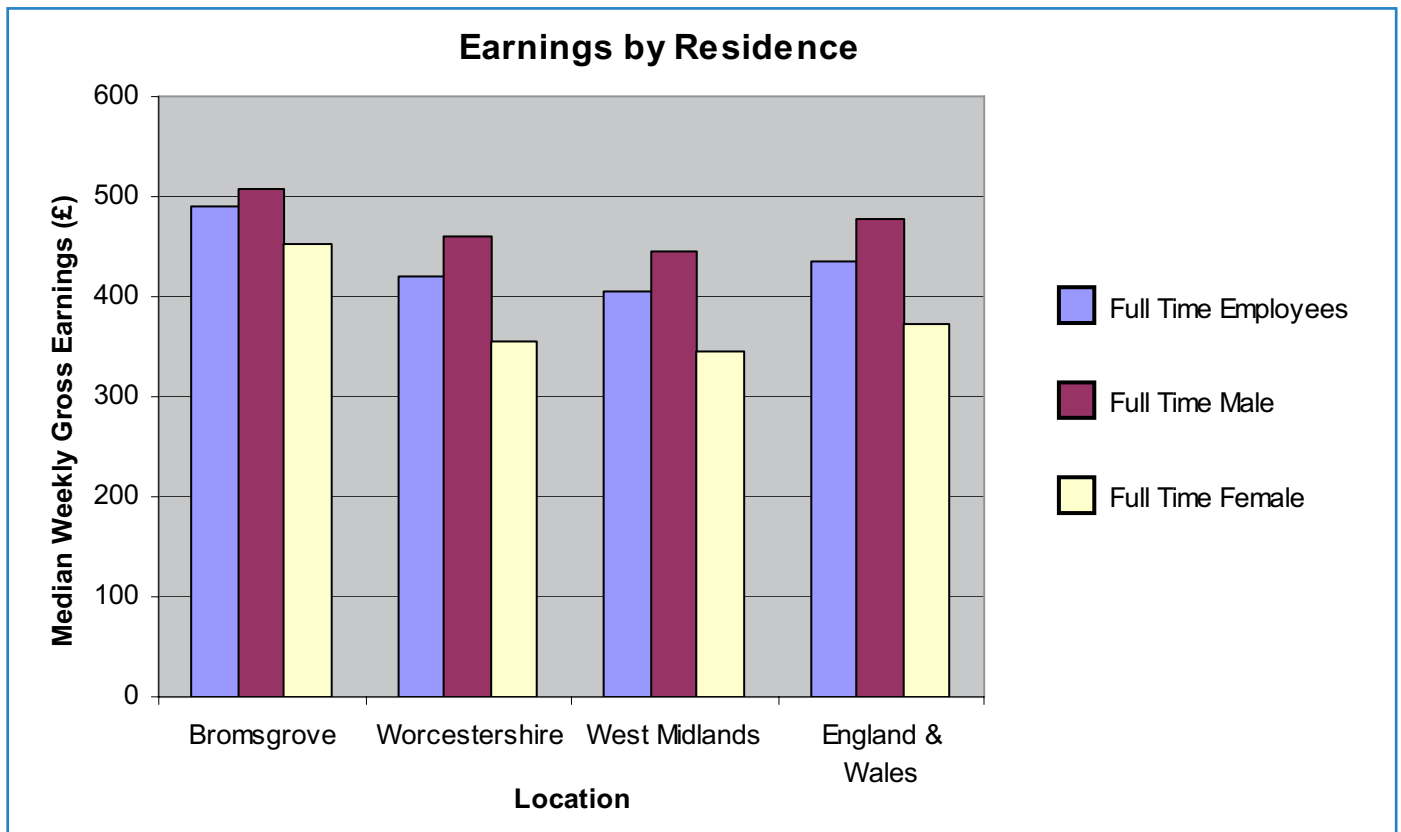


Appendix 3

Earnings

Figure 13 shows the median earnings in pounds for employees living in the area. Figure 14 shows the median earnings in pounds for employees working in the area.

Figure 13: Earnings by Residence



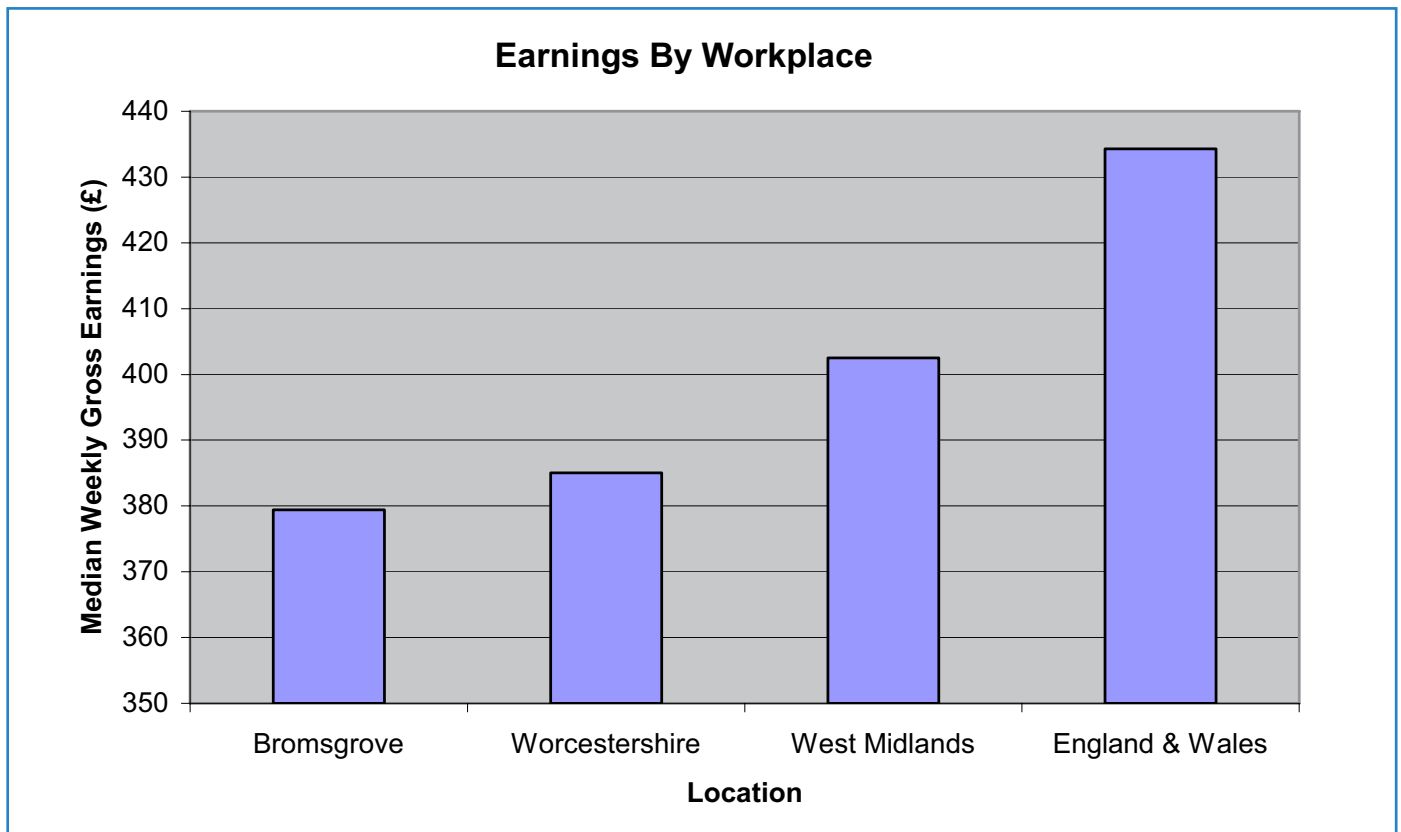
Source: Annual Survey of Hours of Earnings, 2005



Appendix 3

On average, Bromsgrove District residents are paid relatively well when compared to the national and regional average. In contrast, workplace earnings are lower than the national and regional average.

Figure 14: Earnings by Workplace



Source: Annual Survey of Hours of Earnings, 2005

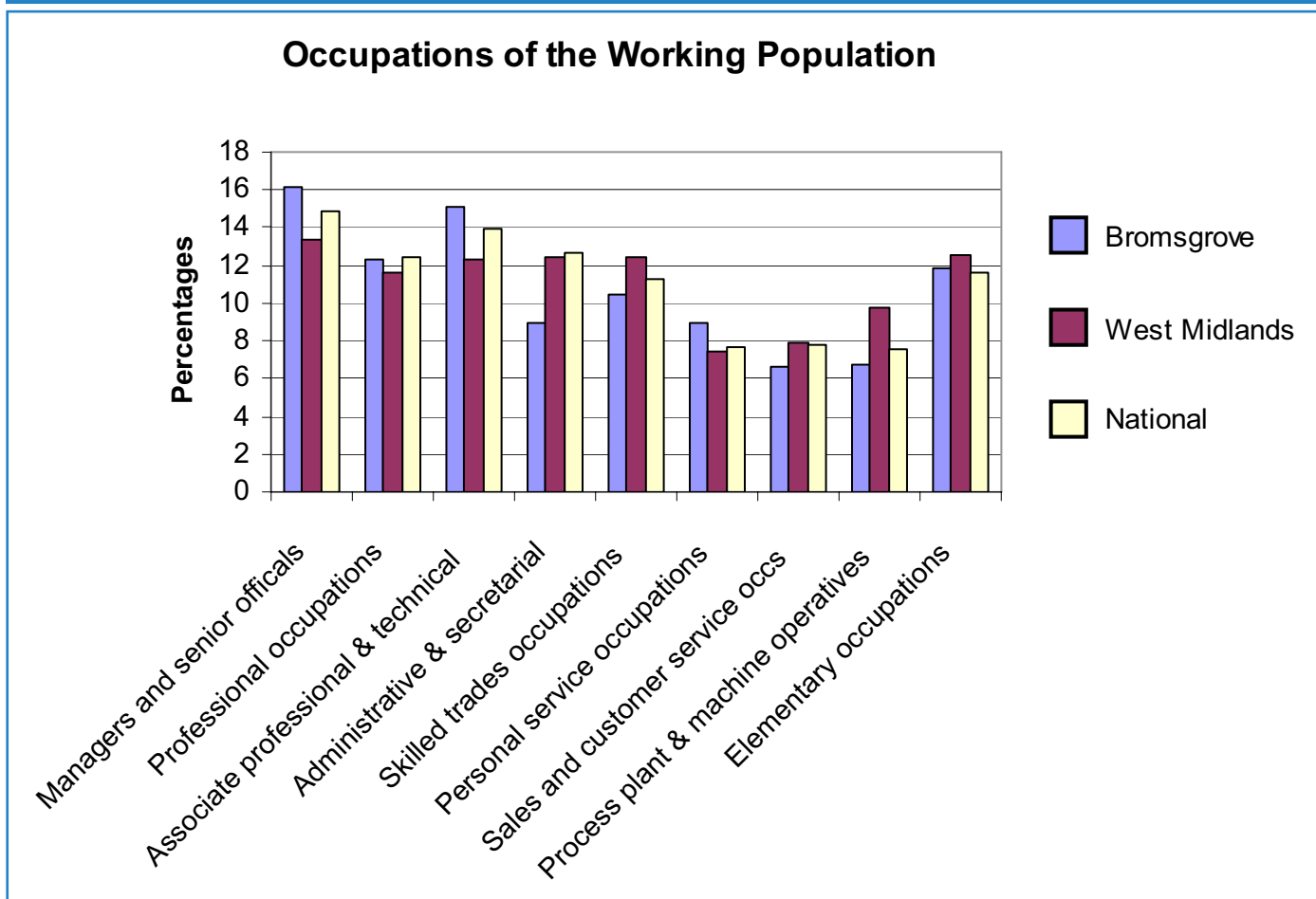


Appendix 3

Occupations of the Working Population

Figure 15 shows that the number of people in Bromsgrove District with occupations in managerial, technical, personal service, and elementary occupations are higher than the national average.

Figure 15: Occupations of the Working Population



Source: Nomis website – annual population survey (Jan 2004 – Dec 2004)

Bromsgrove

Percentage of new developments within 30 minutes of an employment area

Accession has been used to work out the 30 minute public transport time to each employment area from all residential locations in Bromsgrove.

From this we have calculated and then plotted the number of dwellings and sites within 30 minutes of an employment area for AMR core indicator 3b.

Percentage of completed residential sites within 30 minutes of an employment area:

65 % (35 out of 54 sites)

Percentage of dwellings within 30 minutes of an employment area:

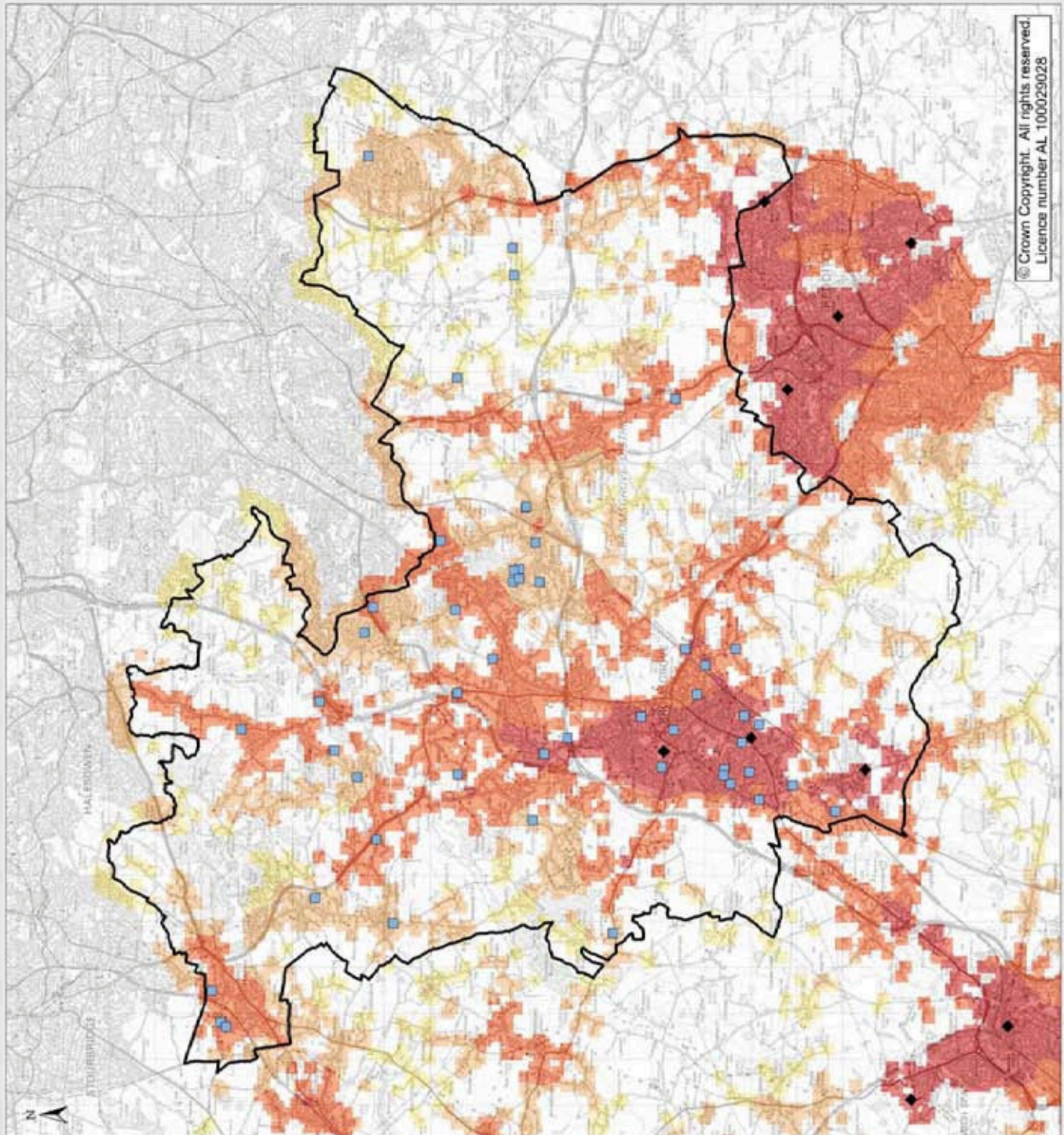
86 % (238 out of 276 dwellings)

Total Travel Time (minutes)



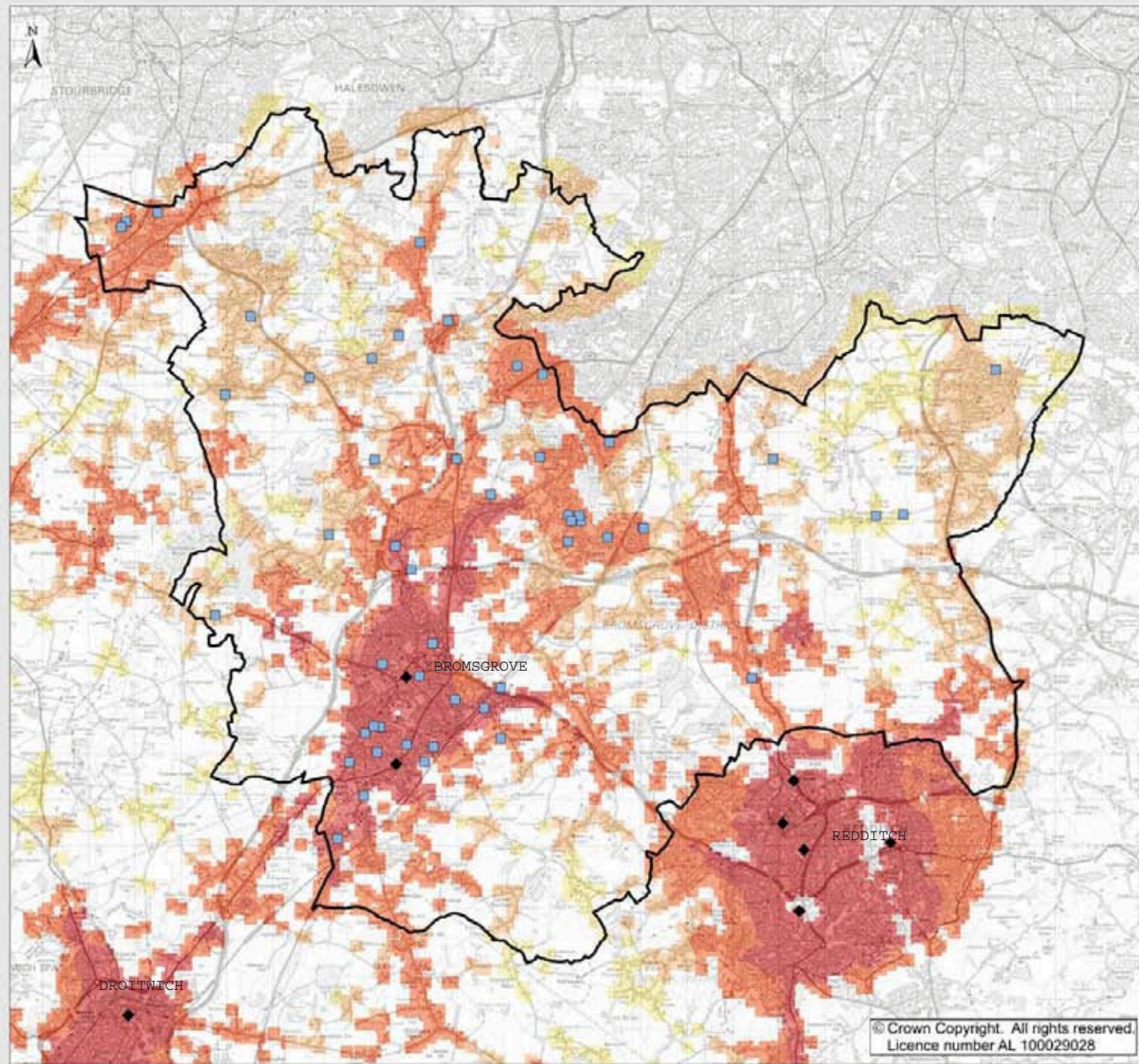
◆ Employment
■ New Developments

□ Bromsgrove Boundary



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Bromsgrove

Percentage of new developments within 30 minutes of a retail centre

Accession has been used to work out the 30 minute public transport time to each retail centre from all residential locations in Bromsgrove.

From this we have calculated and then plotted the number of dwellings and sites within 30 minutes of a retail centre for AMR core indicator 3b.

Percentage of completed residential sites within 30 minutes of a retail centre:

78 % (42 out of 54 sites)

Percentage of dwellings within 30 minutes of a retail centre:

91 % (251 out of 276 dwellings)

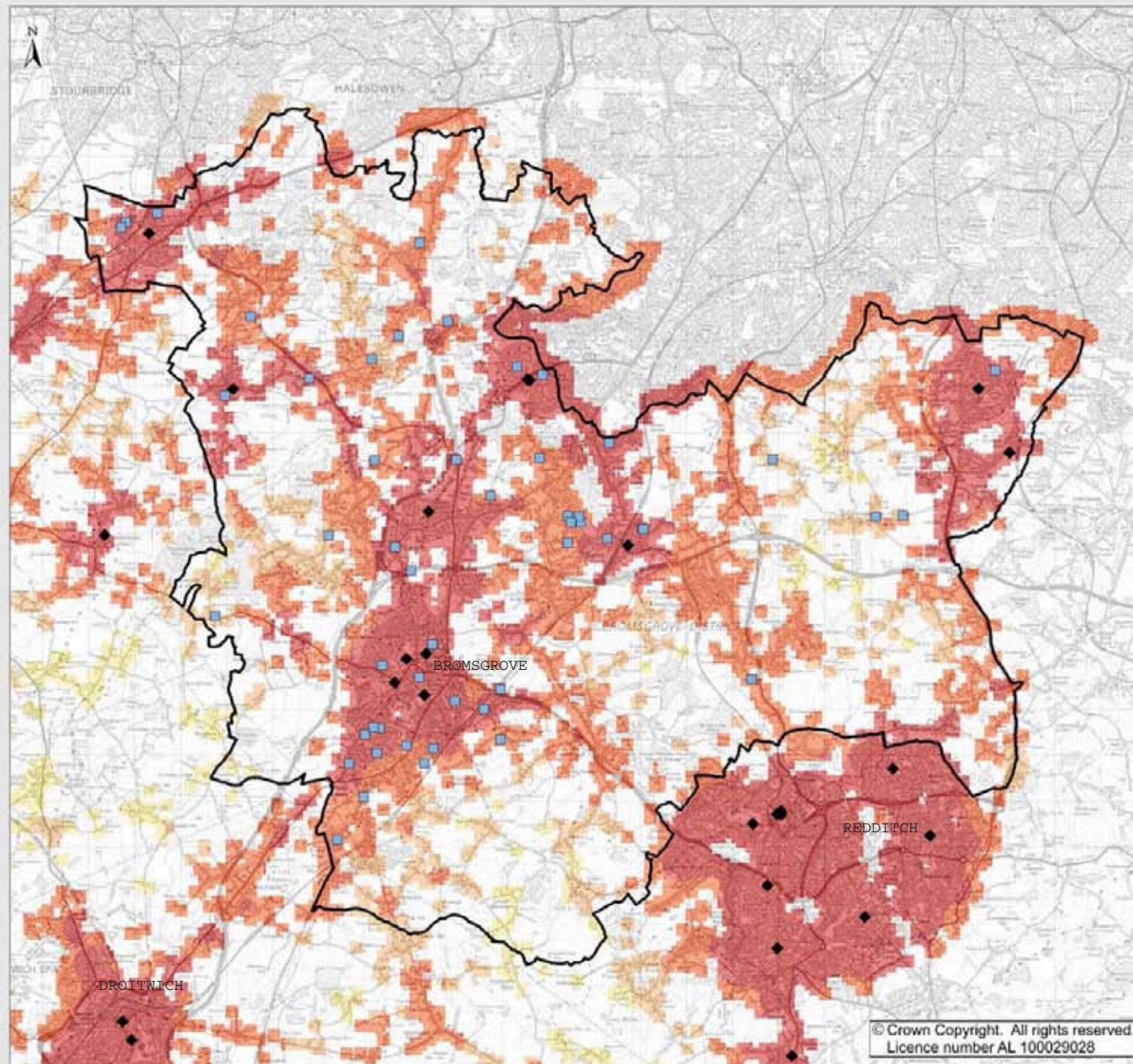
Total Travel Time (minutes)

- 0 to 15
- 15 to 30
- 30 to 45
- 45 to 60

- Retail Centres
- New Developments

Bromsgrove Boundary





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Bromsgrove

Percentage of new developments within 30 minutes of a GP surgery

Accession has been used to work out the 30 minute public transport time to each GP surgery from all residential locations in Bromsgrove.

From this we have calculated and then plotted the number of dwellings and sites within 30 minutes of a GP surgery for AMR core indicator 3b.

Percentage of completed residential sites within 30 minutes of a GP surgery:

91 % (49 out of 54 sites)

Percentage of dwellings within 30 minutes of a GP surgery:

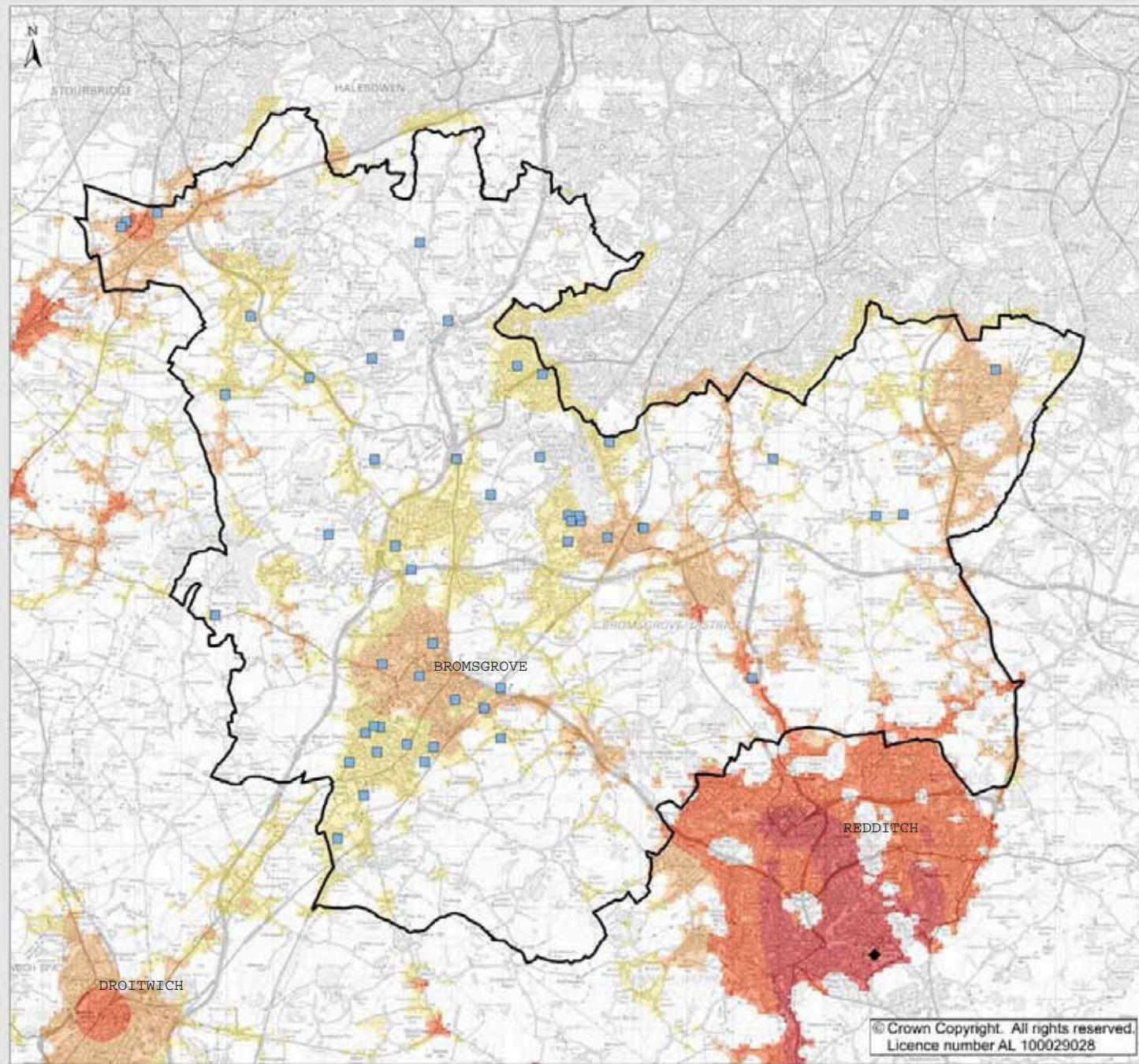
95 % (263 out of 276 dwellings)

Total Travel Time (minutes)

- 0 to 15
- 15 to 30
- 30 to 45
- 45 to 60

- ◆ GP Surgeries
- New Developments
- Bromsgrove Boundary





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Bromsgrove

Percentage of new developments within 30 minutes of a hospital

Accession has been used to work out the 30 minute public transport time to each hospital from all residential locations in Bromsgrove.

From this we have calculated and then plotted the number of dwellings and sites within 30 minutes of a hospital for AMR core indicator 3b.

Percentage of completed residential sites within 30 minutes of a hospital:

4 % (2 out of 54 sites)

Percentage of dwellings within 30 minutes of a hospital:

1 % (2 out of 276 dwellings)

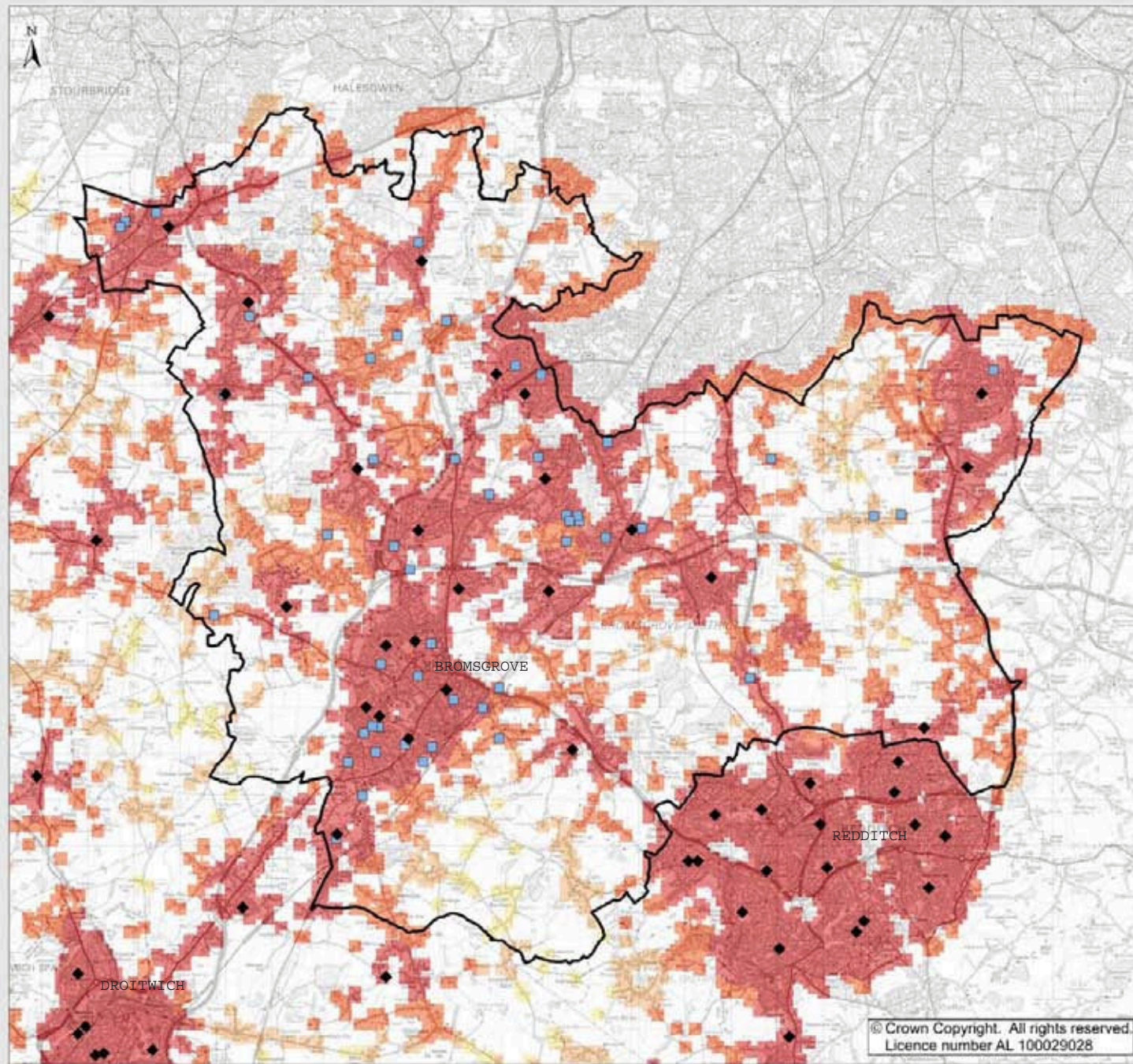
Total Travel Time (minutes)

- 0 to 15
- 15 to 30
- 30 to 45
- 45 to 60

- ◆ Hospitals
- New Developments

Bromsgrove Boundary





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Bromsgrove

Percentage of new developments within 30 minutes of a primary school

Accession has been used to work out the 30 minute public transport time to each primary school from all residential locations in Bromsgrove.

From this we have calculated and then plotted the number of dwellings and sites within 30 minutes of a primary school for AMR core indicator 3b.

Percentage of completed residential sites within 30 minutes of a primary school:

98 % (53 out of 54 sites)

Percentage of dwellings within 30 minutes of a primary school:

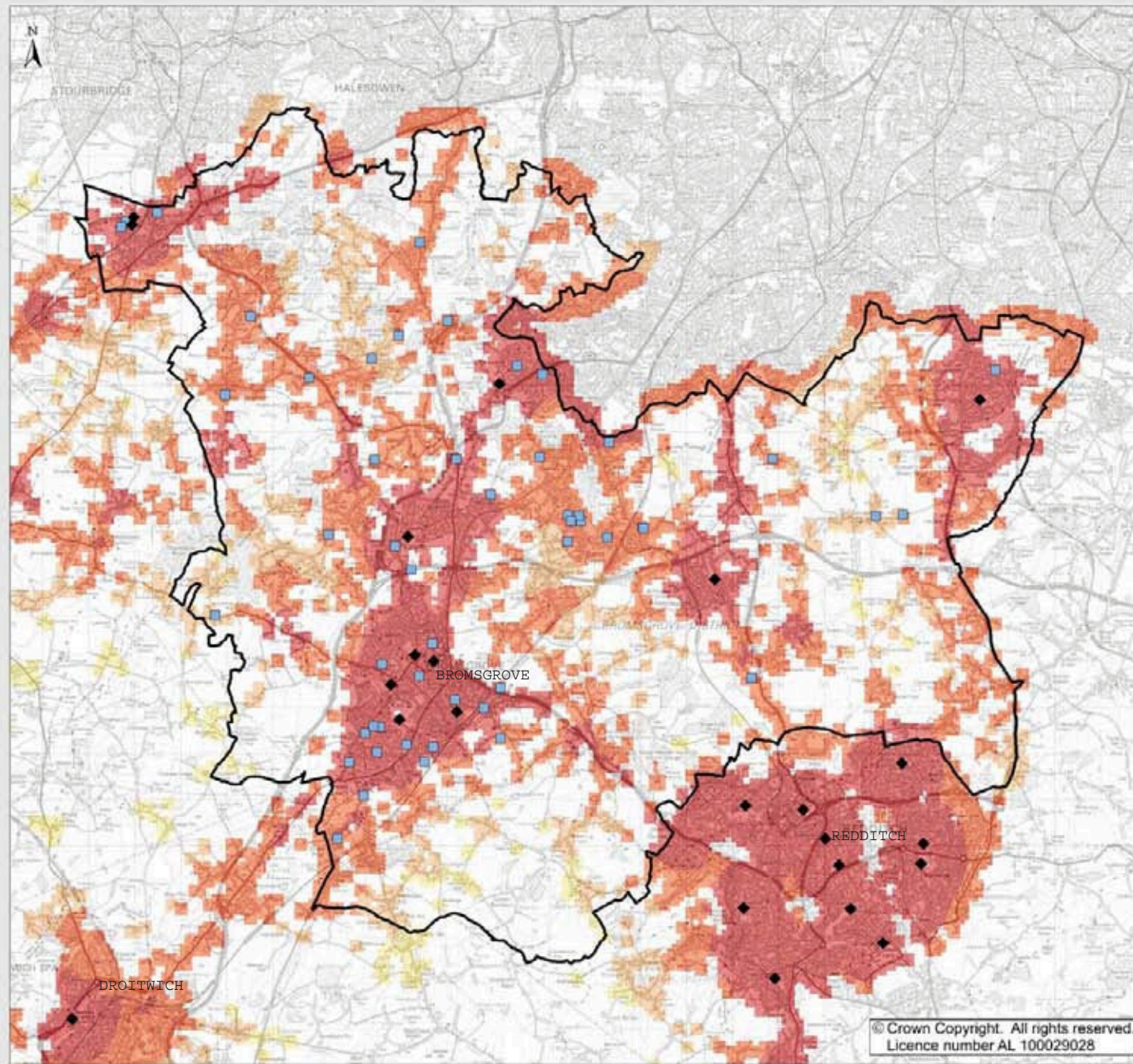
99 % (274 out of 276 dwellings)

Total Travel Time (minutes)

- 0 to 15
- 15 to 30
- 30 to 45
- 45 to 60

- ◆ Primary Schools
- New Developments
- Bromsgrove Boundary





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Bromsgrove

Percentage of new developments within 30 minutes of a secondary school

Accession has been used to work out the 30 minute public transport time to each secondary school from all residential locations in Bromsgrove.

From this we have calculated and then plotted the number of dwellings and sites within 30 minutes of a secondary school for AMR core indicator 3b.

Percentage of completed residential sites within 30 minutes of a secondary school:

94 % (51 out of 54 sites)

Percentage of dwellings within 30 minutes of a secondary school:

98 % (270 out of 276 dwellings)

Total Travel Time (minutes)

- 0 to 15
- 15 to 30
- 30 to 45
- 45 to 60

- ◆ Secondary Schools
- New Developments

Bromsgrove Boundary





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آپ انگریزی میں مدد چاہتے ہیں— نسلیاتی رسائی [Ethnic Access]
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Bromsgrove
District Council

www.bromsgrove.gov.uk



Planning and Environment Services

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e-mail: planningpolicy@bromsgrove.gov.uk

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

13TH DECEMBER 2007

THE CORE STRATEGY: ISSUES AND OPTIONS

Responsible Portfolio Holder	Cllr Jill Dyer
Responsible Head of Service	Dave Hammond

1. SUMMARY

- 1.1 The report summarises the responses to the Issues and Options consultations on the Core Strategy.

2. RECOMMENDATION

- 2.1 That the contents of the attached report entitled Executive Summary: Issues and Options be noted and that the responses from this consultation process are used to develop preferred options for the Core Strategy.

3. BACKGROUND

- 3.1 'Planning Policy Statement 12: Local Development Frameworks' was published in 2004 and states that local authorities should develop a core strategy that will form an essential part of the Local Development Framework. The Core Strategy should set out the long term spatial vision for the district of Bromsgrove and the strategic policies required to deliver that vision.
- 3.2 In summer 2005 the Council went through a first stage of consultation on a variety of key issues for the district of Bromsgrove that would form part of the Core Strategy. The responses received combined with policy changes at a regional and national level led to a number of new issues arising. A second period of consultation then took place over the summer of 2007. The consultation employed a variety of methods including use of the internet, targeted letters, questionnaires, workshops, "piggy backing" LSP events and the popular summer street theatre. This document contains a summary of the consultation responses from both consultation periods that address the key issues within the district of Bromsgrove.
- 3.3 Housing is one the most contentious and important issues within the district. Concerns have been raised with regard to the rising cost of housing that is accentuating issues of affordability within the district. The level of affordable housing needs to increase in order to meet demand but this needs to be balanced against the current situation in relation to market housing. As identified with the Regional Spatial Strategy (RSS) Bromsgrove is located outside of the Major Urban Area (MUA) therefore growth should be limited

to meeting local needs. This is reflected in the allocation of 2100 for the district between 2006 and 2026 within the RSS Phase 2 Revision. This low level of allocation creates major challenges in delivering increased levels of affordable housing. The responses identified that any growth should be located within the most sustainable locations within the district and a focus on using primarily brownfield sites in the first instance.

- 3.4 The importance of Green Belt policy has been reiterated throughout the consultation process. Future policies should continue to be developed in line with Government advice contained within Planning Policy Guidance Note 2 - Green Belts and inappropriate development should only be granted within the Green Belt when very special circumstances have been demonstrated that override the harm by definition. The Green Belt has an important role to play in preventing the outward expansion of the West Midlands conurbation and assisting in safeguarding the countryside from encroachment.
- 3.5 Developing future employment opportunities is essential in the district if the local economy is to strengthen and grow. Concerns have been raised over the increasing number of people who migrate outwardly on a daily basis to work within the MUA. It is important in sustainability terms to develop opportunities across a wide range of employment sectors to create jobs for local people. Primarily the focus of such development will be in urban areas such as Bromsgrove town, the Central Technology Belt (A38 corridor) and the former MG Rover site at Longbridge.
- 3.6 There has been notable support for the modest expansion of Bromsgrove Town Centre. This would help to meet the needs of residents of Bromsgrove Town and the surrounding villages. Whilst Bromsgrove may not be able to compete with major retail centres such as Birmingham, Worcester and Merry Hill, it is important that the town centre provides a variety of shops and services to cater for local needs and reduce the need for local people to travel elsewhere. Furthermore, in order to encourage regeneration and the vibrancy of the Town Centre, it is important that a mixture of uses, including leisure and residential be encouraged. To maintain the vitality and viability of small centres and villages it essential that all uses and other community facilities are maintained and protected.
- 3.7 To ensure that Bromsgrove continues to be an attractive and pleasant place to live protecting the environment is crucial and there has been notable support for this from local residents. The Core Strategy can help to achieve this on a number of levels. It is necessary to ensure that future developments do not cause significant harm to biodiversity and wherever possible provide benefits to the natural environment.
- 3.8 In recognition of the need to adapt to climate change and mitigate its effects, greater efforts need to be put into encouraging new developments to obtain some energy from renewable sources and promote and provide opportunities for increasing recycling on new developments.

3.9 The transport network has a key role in delivering sustainable development in the district. There is support for protecting local shops and services that reduce the need to travel across the district. Developing greater employment opportunities would potentially reduce the number people who commute to the MUA on a daily basis. There needs to a focus on reducing the reliance on cars. This requires improvements to be made to public transport.

3.10 Bromsgrove has a long and complex history which has shaped the town and smaller settlements within the district. Responses through the consultation process has supported the continued protection of the districts 10 conservation areas and many listed buildings and development should only be permitted where it either enhances or maintains the appearance of conservation areas or listed buildings. To help preserve the historic environment policies should encourage the viable reuse of locally important buildings wherever possible.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications of endorsing the issues and option stage of the core strategy.

5. LEGAL IMPLICATIONS

5.1 There are no legal implications.

6. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
The Core Strategy identifies the long term spatial vision for the district this includes key areas such as the regeneration of the town centre.			

Council Objective (CO)	Customer service (CP2)	Council Priority (CP)	Customer service (CP2)
Impacts			
The issues and options process has involved detailed consultation with the general public and the completed core strategy will be a publicly available document that identifies the spatial vision for the district.			

Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
The core strategy sets out the long term spatial vision for the district and the strategic policies required in delivering that vision. The core strategy goes beyond identify land uses and attempts to tackle social and economic issues that effect make by the implementation of various policies.			

Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4)
Impacts			
Policies within the core strategy will be used to help create the Affordable Housing SPD and therefore control the future housing provision within the district.			

7. **RISK MANAGEMENT**

7.1 The main risks associated with the details included in this report are:

- Non legally compliant Strategic planning service

These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. **CUSTOMER IMPLICATIONS**

8.1 Endorsing the responses of the issues and options of the core strategy will have no direct implications on the council's customers.

9. **EQUALITIES AND DIVERSITY IMPLICATIONS**

9.1 There are no implications for equality and diversity.

10. **OTHER IMPLICATIONS**

Procurement Issues	None
Personnel Implications	None

Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The core strategy forms an essential part of the LDF and the policies contained within the core strategy will shape future development.
Environmental	Core strategy will contain policies in relation to the environment.

11. **OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	No
Chief Executive	No
Corporate Director (Services)	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

12. **APPENDICES**

Appendix 1 Executive summary of the Issues and Options Consultation

13. **BACKGROUND PAPERS**

None

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Executive Summary: Issues & Options

In summer 2005 the Council went through a first stage of consultation on a variety of key issues for the district of Bromsgrove that would form part of the core strategy. The responses received combined with policy changes at a regional and national level led to a number of new issues arising. A second period of consultation then took place over the summer of 2007. This document contains a summary of the consultation responses from both consultation periods.

Summary of Key Issue A - Location of Growth

Issue 1 – Location for growth

The majority of people felt that new housing and employment growth should be concentrated in Bromsgrove Town, with limited brownfield development in other settlements (i.e. Hagley, Alvechurch, Wythall).

Issue 2 – Areas of development restraint

Strong support was given to deciding which ADR sites to release only after housing and employment land allocations are known. It has been argued that this option is most in accordance with central and regional planning policy. It was suggested that we should consider the housing and employment requirements in the District and then analyse the most sustainable locations to meet the needs of both urban and rural population. If at this point the ADR sites score well in sustainability terms then their release should be considered for development.

Strong support was also expressed towards prioritising the release of existing designated sites from the Green Belt, with those around Bromsgrove being released first. It is believed that, in order to safeguard the long-term sustainable development of Bromsgrove, the ADR sites should be retained and prioritised. Once long term housing and employment requirements are known the District Council will then be able to release an ADR site if required.

Issue 3 – Previously developed sites in the Green Belt

Most people were in favour of allowing reuse of the existing footprint for the most appropriate use. It has been argued that in accordance with advice contained in PPG2 Green Belts, the Local Planning Authority should follow this option. It is felt that the second option, which suggests allowing re-use for employment does not accord with advice in PPG2 and neither does option 3, which suggests allowing for only very limited re-use (i.e. less than the original footprint).

Summary of Key Issue B - Housing for Everyone

Issue 1 – Type of Housing

A clear consensus has not been shown with regards to the future type of housing required in Bromsgrove. Most support was given to 'ensuring all schemes have a needs assessment for the type of dwellings being proposed'. Slightly less support was shown for more specialized housing for our aging population, and prioritising smaller dwellings whilst also ensuring an adequate supply of family housing. It has been suggested that a policy should be produced that would seek a mix of all dwelling sizes and types appropriate to each site.

Issue 2 – Provision of Affordable Housing

The majority of people favoured allowing limited general housing on brownfield sites with a high level of affordable housing provision, ensuring mixed developments. Less support was given to the idea of allocating land for affordable housing, and using Green Belt land adjacent to villages and Bromsgrove Town. It has been argued that development of affordable housing should be spread throughout the District. ADR's are appropriate locations for schemes including affordable housing and should be given priority in areas of identified need. They should also be used in preference to taking further land out of the Green Belt to provide for housing.

Issue 3 – Location of Affordable Housing

No clear consensus has been shown for this issue. Support has been given to locating affordable housing on brownfield sites in Bromsgrove Town, and spreading the distribution across the District. Slightly less people opted for concentrating affordable homes in locations adjacent to rural settlements.

Issue 4 – Supply of housing

No clear consensus has been revealed for this issue. It has been suggested that the Council should provide a modest and regular supply of housing in order to provide support for local facilities and the local economy. Such provision should allow for the provision of affordable housing and other special needs housing such as sheltered housing, care homes, etc.

Key Issue C - Rural Life

Issue 1 – Access to services in rural areas

Identifying mixed-use village centres for local services was considered to be the most sustainable way to ensuring that the villages contain a range of essential

services. This was closely followed by the idea of locating key services in the main settlements and improving transport links. Very little support was given to resisting change of use of all existing facilities in villages.

Issue 2 – Village growth

Most people are of the opinion that when determining village growth we should consider characteristics of village and supporting infrastructure before allowing new development. Allowing a wider mix of housing in rural locations to ensure essential facilities are maintained or become viable is also seen as an important consideration.

It has been argued that key settlements, including large villages with a full range of facilities, should be allowed to expand in order to provide support for facilities and to cater for the needs of the local population, particularly where these populations have access to higher order centres via public transport including rail.

Issue 3 – Supporting the rural economy

A clear consensus confirms that people consider businesses in rural areas should be supported by allowing limited extension of any existing businesses within villages with adequate infrastructure. No support was given to the idea of only allowing conversion of rural buildings to employment use.

It is felt that farming is the core of rural areas and needs to be assisted whenever possible. Rural diversification should be encouraged in order to ensure the success of these areas. Possibilities could include tourism and recreational uses.

Issue 4 – Getting about without a car in rural areas

No clear consensus for this issue. The majority of people equally favour the idea of ensuring villages have a range of facilities, and the idea that improvements should be made to transport links connecting the main service centres like Bromsgrove Town. It has also been suggested that the higher order settlements should be allowed to expand naturally to ensure facilities are both maintained and increased thereby increasing accessibility of these facilities to local residents. This would help to cut down the use of private vehicles and help to sustain rural transport and services.

Key Issue D – The Local Economy and Creating Jobs

Issue 1 – The future of the Bromsgrove economy

Most people are in favour of maintaining the existing balanced mixture of economies. It has been argued that the attraction of industries with higher paid jobs in Bromsgrove District will help to reduce the daily flow of population to other employment centres outside of the District.

Issue 2 – Location of new employment opportunities

The majority of people are in favour of small areas of employment within main settlements to support starter business and small-scale local firms. Support has also been expressed for redeveloping and extending existing sites to southeast and south of Bromsgrove. No support has been shown for the idea to balance provision in Bromsgrove Town by developing large business parks on Greenfield ADR sites to west of Bromsgrove (land currently in the greenbelt but identified for future development needs).

As a general comment on the location of new employment opportunities, it has been suggested that consideration should be given to opportunities for the reuse and adaptation of vacant or underused buildings within the main settlements to help promote new business growth as well as support wider regeneration objectives. This will also serve to conserve and enhance wider regeneration objectives, and the character and distinctiveness of the District's settlements.

Issue 3 – The Rural Economy

Strong support has been shown towards encouraging new business to locate in main settlements, whilst continuing to support existing business in the rural areas. Support has also been expressed for encouraging the reuse of rural buildings to provide small-scale office accommodation.

Issue 4 – Reuse of redundant employment sites

No clear consensus revealed for this issue. Support has been expressed towards promoting a mix of employment generating activities, and reuse for non-employment uses. Slightly less importance has been expressed for retaining sites for traditional employment uses only. It has been suggested that the Local Planning Authority, in accordance with PPS3, should consider favourably planning applications for housing or mixed-use developments, which concern land allocated for industrial or commercial use, or redundant land or buildings in industrial commercial use that is no longer needed for such use.

It has been suggested that Key Issue D highlights the conflicts inherent in the RSS and the potential implications for Bromsgrove. Whilst housing growth is restricted, Bromsgrove is encouraged to provide for economic growth as part of the Central Technology Belt within the designated High Technology Corridors. Whilst the latter may be aimed at redressing the daily commuting out of the District and will hopefully bring economic growth and increased prosperity for

Bromsgrove, if this is not matched by housing growth it is more likely to result in increased house prices in the District. This has the potential to actually maintain long commuting distances, as those who cannot afford to live in Bromsgrove have to commute into the District in order to work.

Key Issue E – Shopping & Bromsgrove Town Centre

Issue 1 – The role of Bromsgrove town centre

The majority of people favour the idea to promote modest expansion of Bromsgrove Town Centre to serve local needs. Less support has been expressed towards promoting the town centres expansion so as to compete with other popular centres, and promoting it as a specialist shopping location to attract tourists. It has been argued that Bromsgrove Town Centre should continue to be the main centre in the hierarchy within the District offering a wide range of shopping, tourist and leisure facilities to support local people as well as the wider population.

Issue 2 – The future of Bromsgrove town centre

Strong support has been expressed towards a mix of uses including shopping and leisure with retail being the main use. Retaining and enhancing the distinctive character of Bromsgrove town centre should be a key consideration in determining its future role and planning.

It has been argued that it would be unrealistic to imagine that Bromsgrove can compete with other established centres. Whilst shopping will continue to be an important activity, any proposals for the town centre should include policies fostering a mix of uses including leisure uses as a means of stimulating the evening economy and residential development to support the regeneration of Bromsgrove town centre.

Issue 3 – The role of other local centres

A clear consensus has been expressed for a mix of uses with shopping being the main use in other local centres e.g. Alvechurch, Barnt Green, Catshill, Hagley. It has been commented that new housing would support the viability of other local shopping centres.

Key Issue F – Learning, Leisure and Improving Health

Issue 1 – Provision of open space and green areas

The majority of support has been expressed towards targeting poorly provided wards and parishes in the District. Improving larger areas and providing a large

number of small accessible areas is also considered to be important. It has been highlighted that there is a need to provide a mix of strategically placed large parks as well as pocket parks in deprived areas. A mix of different types of open and green space would help to provide for a variety of needs. It is a concern that a lack of open space would be to the detriment of people's health and a lack of activity for children can lead to anti-social behaviour. An important point has been raised that mowed areas should be avoided, as people, especially children, need something to do on open space sites.

Issue 2 – Provision of health facilities

No clear consensus for this issue. Most people opted for safeguarding key accessible sites for future health service provision. Slightly less support was expressed for seeking the enhancement of existing key health service sites, and maintaining existing facilities. A key issue that has been raised on the subject of health is the need for people to have a GP who is easily accessible. It is generally felt that this is not the case for many people who live in rural areas. It has been suggested that we should safeguard key sites for future health service provision and undertake an assessment of current facilities to make sure they are being used and correctly located.

Key Issue G – A Safe and Well Designed Environment

Issue 1 – Safer Communities

Most people favour the promotion of designing out crime initiatives, although gated communities were not seen as an adequate response to the problems of crime. People generally feel that Bromsgrove is a safe place to live but there is still a fear of crime. It was argued that pubs and restaurants that open for the current licensing hours present no great problem in most areas. However, it was suggested that night clubs and similar establishments that remain open much later should be located in town centres or other areas where noise and rowdiness at closing time will not disturb residents. With regards to street lighting, there were concerns that too much lighting would cause light pollution. It was pointed out that quite often the wrong kind and too much lighting are provided in rural areas.

Issue 2 – A better designed local environment

No clear consensus for this issue. All three options are considered to be important. The prominence given to the importance of promoting good design in all new development in terms of its contribution to sustainable development and protecting local distinctiveness was welcomed. In view of the interrelationship between good design and the historic environment, it was considered that any design policy framework set out in the Core Strategy should incorporate specific

cross-references to the historic environment. It was suggested that young people should become more involved in the planning system and planning for their area, as they may then become proud of their area and less likely to vandalise and cause crime.

Key Issue H – Our Natural Environment

Issue 1 – The green belt and our rural environment

No clear consensus for this issue. Preservation of the natural environment is considered to be important. It has been suggested that wherever it is feasible, it should be preserved in conjunction with social and economic objectives, but occasionally it will be necessary to resolve a conflict in favour of development. Where that happens, some countervailing improvement should be sought elsewhere.

It has been commented that Green Belt policy is set out in PPG2 and is currently one of the few national planning policies that are reasonably clear. Despite this there is much misunderstanding of Green Belt by the public and it does not assist clear understanding when established policy is presented as “options” 1 & 2. Furthermore, “option” 3 is not Government Policy as the planning system is expected to balance environmental, social and economic objectives rather than give priority to environmental protection, other than in particular locations such as a National Nature Reserve (NNR) or a Site of Special Scientific Interest (SSSI).

Issue 2 – Flooding and water run-off

No clear consensus for this issue. Most people are in favour of requiring all new developments to have sustainable drainage systems. It has been pointed out that the options are not mutually exclusive and can all be appropriate depending on the circumstances. The public should be made aware that because of the reluctance of Local Authorities and Water Companies to adopt sustainable drainage systems, the burden of maintenance would fall upon owners of the development, including householders, if the requirement for all new developments to have sustainable drainage systems is pursued.

It has been argued that land in flood plains should be used as public open space, or remain in agricultural use. There should be no need to build in floodplains. Floodplains flood naturally and should be allowed to do so. Interference with the natural means of disposing of heavy rain should not be permitted.

Key Issue I – Getting Around

Issue 1 – Reducing the need to travel

The greatest support has been expressed for ensuring better access to everyday facilities. The promotion of local centres with key facilities would help to reduce peoples need to travel.

Issue 2 – Transport options in rural areas

No clear consensus for this issue. Equal weighting was expressed for ensuring better access to major service centres like Bromsgrove Town, and to seek the retention of essential rural facilities. Seek to locate services in larger village service centres was given less support.

It has been suggested that in order to meet the needs of local residents in rural areas and try and reduce dependence on the private car it is important to seek the retention of essential rural facilities. Paragraph 41 of PPG13 states that in remote locations well away from large urban areas, local authorities should focus most development comprising jobs, shopping, leisure and services in or near to local service centres, to help ensure it is served by public transport and provides some potential for access by walking and cycling. A specific issue raised regarding transport in rural areas was access to employment. Young people in rural areas can find it difficult to access employment because of poor transport links.

Issue 3 – Improving public transport options

No clear consensus expressed for this issue. The majority of people favour the idea of targeting key public transport interchanges for new development. Support has also been expressed for improving facilities at public transport sites.

There was support for employers to draw up green travel plans outlining ways in which employees could use public transport, cycling, or walking to get to work. On this point it was noted that monitoring of the green travel plans and making sure they are enforced was vital to their success. It was felt we should give employers incentives to make travel plans work.

It has also been suggested that we should ensure transport problems for the disabled and those with mobility difficulties are met by providing access to trains at the station, wheelchair accessible taxis, and help fund community transport.

Other issues raised included the distance from the train station to the town centres, and the poor quality of Bromsgrove Bus Station.

Issue 4 – Cycling, walking and motorcycling

No clear consensus for this issue. Slightly more support has been expressed for ensuring better linkages between new developments, and enhancing existing

facilities within and between settlements. In accordance with Paragraphs 76 and 79 of PPG13 it is considered that in preparing the core strategy Bromsgrove LPA should pay particular attention to the design, location and access arrangements of new development to help promote walking and cycling.

Key Issue J – Preserving the Past

Issue 1 – Designating and enhancing conservation areas

The majority of people have expressed interest in taking action first in areas where the threat to the historic environment is greatest. Slightly less interest was expressed for seeking enhancement of existing areas before designating new ones. In accordance with Paragraph 4.3 of PPG15, local planning authorities have under Section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. It is considered that Bromsgrove should take account of advice contained in this document which suggests when considering further designations authorities should bear in mind that it is important conservation areas are seen to justify their status and the concept is not devalued by the designation of areas lacking any special interest.

Issue 2 – Protecting locally important buildings

Most people are in favour of ensuring policy encourages viable reuse of locally important buildings. Slightly less support was shown towards prioritising action to protect locally important buildings that are not currently within Conservation Areas.

English Heritage supports the general aims of the three options given under issue 2, although the preparation of a local list in the first instance would help to deliver the other options.

New Issue A – New Housing Growth

Four options were provided for the future growth of Bromsgrove, these were as follows:

- **Option 1** – All new development should be concentrated within the existing Areas of Development Restraint (ADR) and through the development of suitable brownfield sites
- **Option 2** – In addition to the ADRs a limited amount of Greenfield sites should be released adjacent to existing settlements, so that the aims of sustainability are fulfilled and the impact on existing infrastructure is minimised.
- **Option 3** – Growth should be apportioned in respect of the size of each settlement on both brownfield and Greenfield sites, including growth within Bromsgrove town

- **Option 4** – Sufficient Green Belt land should be released to cater for both locally generated and in migration housing needs.

In terms of responses from the general public there was greatest support for option 1 where new development should be concentrated within the existing ADRs and through the development of suitable brownfield sites.

The strongest objections were received from the general public to option 4 which suggested releasing sufficient green belt land should be released to both cater for both locally generated and in migration housing needs.

In conclusion the general public have shown the greatest level of support for development on brownfield sites and green field sites that have already been designated. There is a general consensus that further release of Green Belt land should be limited.

Responses from statutory consultees and the private sector have shown a level of support for all options, although greatest support was received for option 3.

Some respondents felt that there was insufficient supply of housing to cater for demand and this was creating greater affordability issues.

Sustainability is a key issue that has been raised by a number of respondents. Many feel that housing should be primarily located in the town of Bromsgrove. Elsewhere housing should be limited to only meeting local needs.

Some respondents felt that in addition to the ADR sites additional Green Belt land should be released for housing to cater for future demand in terms of in-migration and the needs of the existing population.

Issue B1 – Climate Change & Renewable Energy

The general public were given the opportunity to put forward their personal opinions of how the District of Bromsgrove should start planning to adapt to climate change and mitigate effects. Opinions were then sought of the 3 following options:

- New developments to obtain a set percentage of their energy from a renewable/low carbon source (in line with national and regional targets)
- New developments to achieve a set percentage, which is above national/regional targets of their energy from a renewable/low carbon source.
- Include a presumption in favour of applications for renewable energy technologies in the local area.

The general public have given overwhelming support for the need to adapt to climate change and mitigate its effects.

The greatest level of support was shown by the general public for option 1 where new developments have to obtain a set percentage of their energy from a renewable/low carbon source in line with National and Regional targets. This was seen as preference to setting percentages above National and Regional targets.

Support from the general public was also shown for option 3, but a presumption in favour of applications for renewable energy technologies could be achieved in conjunction with either option 1 or 2.

In general the private sector was most supportive of option 1. There was a general concern raised by many who felt that there were no special circumstances in the district of Bromsgrove that would warrant any policies above current government targets.

There was an element of consensus from the private sector that renewable energy should only be encouraged on sites where it is economically viable.

Comments from the West Midlands Regional Assembly suggest that only options 1 and 2 accord with policies contained within the RSS.

Issue B2 - Flooding

Four options were provided in relation to the issue of flooding and these were as follows:

- **Option 1** - Development on the flood plain should be avoided
- **Option 2** – Development which increases the risk of flooding elsewhere within the district and beyond the district’s boundaries should be avoided
- **Option 3** – Development should be designed to reduce the impact of flooding and prevent increases in flood risk through for instance, the inclusion of Sustainable drainage Systems (SUDS), water harvesting and innovative design solutions.
- **Option 4** – The inclusion of floodwater storage areas should be encouraged. For example future flood risk can be minimised by providing balancing ponds and naturalising watercourses.

The issue of flooding is clearly a concern for the residents of the district of Bromsgrove with strong support for options 1, 2, 3 and 4 which aim to reduce the impact of flooding and prevent increases in flood risk.

Statutory consultees and private sector firms also provided a level of support for the options although this was significantly below that of the general public.

Local residents also put forward some options to reduce flood risk such as ensuring water courses were kept clear and the potential for widening and deepening rivers.

Whilst the majority of the general public felt development should be avoided in floodplains some developers felt that provided suitable measures could be developed to minimise flooding then development in floodplains should not be ruled out.

Others felt that policies in relation to flooding do not need to be any more specific than what is contained with PPG25.

Issue B3 – Waste & Recycling

3 options were provided in relation to the issues of waste and recycling and these as follows:

- **Option 1** – New developments should include space for recycling (ie green bins) and encourage water-harvesting methods (for example, water butts) in their proposals.
- **Option 2** – New developments should include space for recycling (ie green bins), encourage water-harvesting methods, consider including community composting facilities and use of 'grey water' schemes where appropriate.
- **Option 3** – new developments should use a set percentage of recycled or sustainability produced materials in their construction where appropriate

Local residents understand the importance of recycling and have shown strong support for all 3 options in relation to methods of recycling on new developments.

There was also a level of support from statutory consultees and the private sector with option 1 proving to be the most popular. However, it must be noted that in some cases this issue appears to be a lower priority for some with a notable number choosing not to give an opinion.

It is considered that all 3 options are in general conformity with policies contained with the RSS.

Worcestershire County Council consider that policies should go beyond methods of waste minimisation and recycling by choosing future locations of where waste can be managed and recycled.

Issue B4 - Biodiversity

Four options were provided in relation to the issue of biodiversity and these were as follows:

- **Option 1** – Where possible all developments should provide some positive benefit for biodiversity and the natural environment.
- **Option 2** – Developments which cause unnecessary harm to biodiversity and the natural environment should be resisted wherever possible.
- **Option 3** – Prioritise the protection of biodiversity and the natural environment highly, but weigh this against social and economic objectives when considering development proposals.
- **Option 4** – Consider the impacts from development in a wider environmental context, paying attention to potential effects over the ability of biodiversity to adapt to climate change.

All 4 options generally received support from local residents however greatest support was given to options 1 and 2 which stress the importance of developments providing some positive benefit for biodiversity and ensuring that developments that cause unnecessary harm to biodiversity should be resisted. Option 3 received the greatest level of support from statutory consultees and the private sector; this is probably because the protection of wildlife is balanced against social and economic factors.

Many firms considered it unrealistic to expect improvements in biodiversity on all sites due to the cost implications.

It is considered that all 4 options are in conformity with the RSS but the Earth Heritage Trust feel that any policies should conform with PSS9 and make reference to geological conservation, RIGS and geodiversity.

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BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT WORKING PARTY

13TH DECEMBER 2007

INTRODUCTION TO THE HABITAT INVENTORY

Responsible Portfolio Holder	Jill Dyer
Responsible Head of Service	Dave Hammond

1. SUMMARY

- 1.1 This report provides a brief in introduction to the Habitat Inventory (HI). The HI is a new Geographic Information System (GIS) tool which will aid in the creation of the LDF and determination of planning applications in relation to the protection and enhancement of wildlife.

2. RECOMMENDATION

- 2.1 That members note the report

3. BACKGROUND

- 3.1 The Habitat Inventory (HI) is a map of the habitats in Worcestershire. It categorises individual land areas according to their habitat. This information can then be viewed using a Geographic Information System (GIS) package.
- 3.2 The HI was produced by Worcestershire County Council. The County was first mapped using aerial photography. These photographs were then analysed by experts in GIS and ecology, and each pocket of land was assigned to a habitat category and given a habitat code. This information can then be loaded on to a GIS system.
- 3.3 Once in the GIS information on individual pockets of land or habitat types can be extracted. Each habitat type can be assigned an individual colour, giving a visual representation of the habitats in the District. This information can be used to identify potentially important habitats, for example habitats which have are UK conservation priorities and have associated Biodiversity Action Plans (BAP).
- 3.4 The HI has a multitude of uses in regards to the planning system. It can be used to flag up potentially valuable habitats, leading to more informed decision making in the determination of planning applications. This information can act as a trigger to request further ecological information from the applicant. It can also highlight policy considerations, such as

presence of a valuable habitat or importance to the functioning of a wildlife corridor, which will affect a planning decision. The HI is also a valuable tool when agreeing biodiversity mitigation schemes through a development, either on site or through a Section 106 agreement, providing information on what type of habitats are in the locality and what could be re-created.

- 3.5 The HI will also be used to inform the creation of planning policies, forming part of the evidence base for our Local Development Framework (LDF).
- 3.6 The HI can be used to inform decisions related to areas outside of land use planning. It could inform wider environmental improvements, such as landscape scale habitat enhancement, woodland creation and waterways improvements. It can also help us to meet our BAP targets, particular in relation to specific habitats.

4. FINANCIAL IMPLICATIONS

- 4.1 The total cost was £2700 which has already been accounted for within existing budgets.

5. LEGAL IMPLICATIONS

- 5.1 The information provided by the HI will help to ensure that our policies and decisions meet the requirements of Planning Policy Statement 9: Biodiversity and Geological Conservation. This requires all planning policies and decisions to be based upon up-to-date information about the environmental characteristics of the area, and to aim to maintain and enhance, restore or add to biodiversity interests.
- 5.2 Under the Natural Environment and Rural Communities Act 2006 (NERC) the Council has a statutory duty to have regard to the purpose of conserving biodiversity in exercising all of its functions. By conserving, this means protecting, enhancing and re-creating. The HI can provide information to ensure that we meet this statutory duty.
- 5.3 Although not legally binding, it is worth noting that the Council is a signatory of the Worcestershire Biodiversity Action Plan. Biodiversity Action Plans are the UK government's delivery mechanism for achieving its responsibility under the Convention on Biological Diversity, signed in 1992 as an outcome of the Rio Earth Summit. The Council therefore has an important role in achieving actions for the preservation and enhancement of the county's most important and/or threatened habitats and species, as listed in the BAP. The HI can inform actions towards achieving these.

6. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
<p>Inform regeneration in terms of the natural environment – access for all to good quality open spaces and the natural environment is an important aspect of regeneration and of creating attractive and healthy places to live and work. Places which are well linked to the natural environment and include natural areas often prove more popular than those which do not, and this may have an impact on their value and the local economy. Bromsgrove’s natural environment is one of the factors which attract people to the District.</p>			

Council Objective (CO)	Improvement (CO2)	Council Priority (CP)	Customer service (CP2)
Impacts			
<p>More information relating to planning applications available upfront – enabling a more prompt response to both to the developer and to the applicant, reducing costly and time consuming delays and the number of applications refused due to lack of ecological information.</p>			

Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
<p>The natural environment has an important role to play in terms of sense of community and well being. Natural areas provide space for recreation, away from the work and home environment, and a space to breathe. The role of this in terms of mental health and sense of well being is well documented. This can also impact health; the natural environment provides a space for informal recreation activities such as walking. Natural areas also act as a meeting place and a space for community activities, increasing the sense of community.</p>			

Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4) Clean streets and recycling (CP5)
Impacts			
<p>Can inform decisions regarding the least damaging locations for new housing. Can inform the design of new housing with inclusion of natural areas and access to the natural environment, making them more sustainable, helping to make them attractive to potential inhabitants and pleasant places to live.</p>			

7. RISK MANAGEMENT

7.1 None

8. CUSTOMER IMPLICATIONS

8.1 More efficient and informed decision making on planning applications in regard to biodiversity. Reduced delays in determination of applications due to lack of information and on ecological grounds.

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 None

10. OTHER IMPLICATIONS

10.1 None

11. OTHERS CONSULTED ON THE REPORT

11.1 None

12. APPENDICES

12.1 None

13. BACKGROUND PAPERS

13.1 None

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Agenda Item 6

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

13TH DECEMBER 2007

LONGBRIDGE AREA ACTION PLAN - UPDATE

Responsible Portfolio Holder	Cllr J Dyer
Responsible Head of Service	Dave Hammond

1. SUMMARY

- 1.1 This Report updates members on the current progress of the Longbridge Area Action Plan (AAP).

2. RECOMMENDATION

- 2.1 That members note the content of this report.

3. BACKGROUND

- 3.1 As members will be aware over the last 2 years officers from both Bromsgrove and Birmingham have been working alongside St Modwen properties PLC on an AAP to guide the regeneration of the former MG Rover works at Longbridge. It was intended at this meeting that the final version of the AAP would be available for approval for submission, although due to the scale of the site and the complexities involved with preparing a comprehensive strategy for development, the work has taken longer than originally envisaged. The intention is now that the plan will be presented to members for formal endorsement early in the New Year.

- 3.2 Whilst we are not in a position to present the final AAP an update can be provided to inform members of the likely elements of the AAP. The preferred option which was approved in March 2007 still broadly represents the main features of the plan. Below is a summary of the main parcels of land and the previous and likely new land uses.

3.3 North Works (19.43ha) and West Works (34.35ha)

Previous Use

North Works – former car park and dwellings – now includes Phase I of the new Technology Park. The Austin Sports and Social Club and its playing pitches are located in the northern section of this part of the site.

West Works – former car plant also integrating land fronting the A38 Bristol Road South. Land on Bristol Road South is currently used for temporary open storage uses and low quality commercial uses.

Proposed Uses

A 25 Ha Regional Investment site, and mixed use development including a new local centre and other units comprising:

- Retailing, this could be anchored by a supermarket and complemented by other services such as banks and restaurants etc.
- Offices, industrial, commercial, leisure and entertainment uses
- Community, Health, and Education
- Residential
- A new public square / public open space

East Works (20.86 ha)

Previous use

Former car plant site now completely cleared. Extends along the Western side of the Birmingham railway line and forms the southern most extent of the former MG Rover site.

Proposed use

Residential (approximately 700 dwellings) a range of house types, styles, and tenures including affordable. The potential to open up the River Arrow through the site, and provide green links to the open countryside will also be explored. Public open space will also be provided on site.

Within the east works site small scale local shopping facilities will be provided either as an improvement to the current facilities on the junction of Groveley Lane and Parsonage Drive, or as a new element of the redeveloped site.

The main access to the site will be from Groveley Lane with a secondary route from the existing access point in Parsonage Drive. No access will be permitted from Cofton Church Lane.

Cofton Centre (17.84ha)

Previous Use

Former warehouse and open storage area located on the Eastern side of the Birmingham railway line. Part of the site has been re-occupied by PRG Europe

Proposed Use

Employment (Use Class B1, B2 and B8 uses) suitable uses would include light industry, general industry, warehousing, and Green Technology uses.

As the Cofton Centre abuts the Green Belt, the opportunity to improve pedestrian and green links to the countryside will be investigated at the detailed design stage, the screening around the site will be protected, and enhanced where possible.

Nanjing Automotive Corporation (NAC) Site (43.44ha)

Consists of active car assembly plant, offices, product development centre, visitor centre and showroom and vehicle distribution centre. Nanjing are

currently operating on this site and have intentions to intensify activities in the future.

Transport infrastructure

- Park and ride with remodelled rail station and public transport interchange
- Quality bus Network to serve all areas of the site and further into South Birmingham and North Bromsgrove
- Improvements to Longbridge Lane eliminating the need for the Longbridge Link road through the green belt
- Proposed realignment of the A38

4. FINANCIAL IMPLICATIONS

4.1 None

5. LEGAL IMPLICATIONS

5.1 None

6. COUNCIL OBJECTIVES

6.1 The ability of the council to deliver its objectives is affected by the status of the Local Development Framework (LDF).

6.2 The ability to implement the Longbridge high level action plan of the Bromsgrove Sustainable Community Strategy is also highly dependant on the formal adoption of the AAP.

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
Whilst the regeneration at Longbridge will not have any immediate effects on creating a thriving market town, an opportunity exists for the town centre to be developed with regard to those developments at Longbridge, potentially attracting people using Longbridge to also visit Bromsgrove where we may be able to offer a different physical environment, and range of opportunities for retail and leisure.			

Council Objective (CO)	Improvement (CO2)	Council Priority (CP)	Customer service (CP2)
Impacts			
No impact			

Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
The developments at Longbridge will provide new local community facilities for			

those people who currently live in close proximity to the site, as well as much needed affordable housing units.

Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4) Clean streets and recycling (CP5)
Impacts			
The environmental impacts of a residential use on this site will be considerably less than that of a fully functioning car production plant. A minimum requirement of 35% has been set across the whole site for affordable housing provision, the strategic housing and planning sections are working to ensure that nomination rights to those affordable housing units are available to Bromsgrove residents.			

7. **RISK MANAGEMENT**

7.1 The main risks associated with the details included in this report are:

None at the moment although there will be risks associated with the final report once completed.

7.2 The risks will be managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. **CUSTOMER IMPLICATIONS**

8.1 None

9. **EQUALITIES AND DIVERSITY IMPLICATIONS**

9.1 None

10. **OTHER IMPLICATIONS**

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The Final version of the AAP will create the policy framework for the redevelopment of the Former MG Rover site.

Environmental	The Final AAP will have a section outlining the measures we will expect of site to mitigate for any adverse environmental impact.
---------------	---

11. **OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	No
Chief Executive	No
Executive Director - Partnerships & Projects	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

12. **APPENDICES**

Longbridge AAP Preferred Options Proposals Map

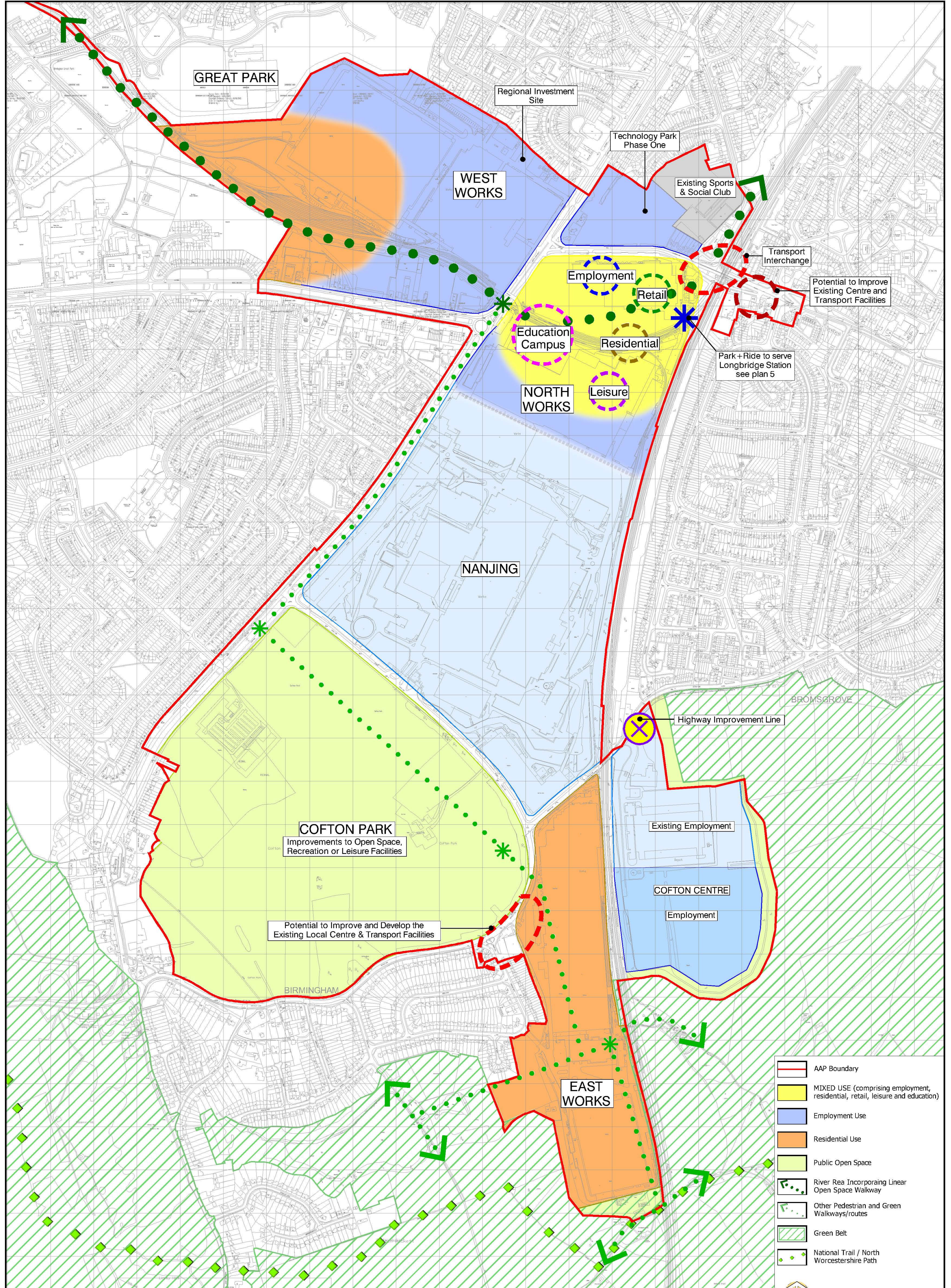
13. **BACKGROUND PAPERS**

None

CONTACT OFFICER

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Plan 4 - Proposals Map

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BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

13TH DECEMBER 2007

LOCAL DEVELOPMENT SCHEME 2008-2011

Responsible Portfolio Holder	Cllr Jill Dyer
Responsible Head of Service	David Hammond

1. SUMMARY

- 1.1 The Local Development Scheme (LDS) is the project plan which details the documents the Council is currently or going to prepare as part of the Local Development Framework. The LDS includes a three year timetable setting out the various stages each document needs to go through, and when these stages will take place in order to be able to formally adopt documents.
- 1.2 This report is prepared under the assumption that the Council is not going to formally object to the Regional Spatial Strategy (RSS) requirement that Bromsgrove has to meet some of Redditch's growth needs within the district, adjacent to the Redditch town. A separate report has been prepared outlining the implications for plan preparation if members wish to object.

2. RECOMMENDATION

- 2.1 That Members agree the revised Local Development Scheme can be submitted to the Government office for their approval.

3. BACKGROUND

- 3.1 Over recent years the LDS has been amended to reflect circumstances within the section, the most recent amendment being in March 2007, whilst the government office did approve this version it was never adopted due to the uncertainty created by the review of the RSS. The issues surrounding the RSS review are by no means clear, especially if Bromsgrove decides to formally object to policies within it, although at an officer level we are now in a position to progress the production of the Core Strategy and other Development Plan Documents (DPD). The problems of recruitment have now eased with a new planning officer starting in the New Year, meaning the section will be fully staffed for the first time in over 2 years, during this period the section has been operating well below capacity, often only at 50%.
- 3.2 The revised version of the LDS contains new timetables for all the DPDs currently in preparation. In summary the changes are

Core Strategy - Preferred options consultation to now take place October / November 2008, leading to adoption in July 2010

Longbridge Area Action Plan - Submission to now take place February / March 2008, leading to adoption in Jan 2009

Town Centre Area Action Plan - Issues and options consultation to now take place April / May 2008, leading to adoption June 2011

Affordable Housing Supplementary Planning Document - Draft for consultation October / November 2008, leading to adoption in February 2009

- 3.3 The most significant change has been the revised timetable for the production of the core strategy. As members are aware the RSS review is currently indicating growth associated with Redditch will have to be developed in the adjoining districts of Bromsgrove and or Stratford adjacent to Redditch town. For the requirements of the planning system to be met a joint core strategy would need to be prepared in order to direct this growth to the most suitable locations, unless the decision as to where this growth should take place is taken at RSS level. If the decision is taken at RSS level then it would allow authorities to prepare individual core strategies which have regard to the cross boundary issues rather than prepare a joint core strategy.
- 3.4 Currently a study is being prepared to establish the implications associated with the levels of growth currently being identified for Redditch. It is the view of the officers that this work should now be advanced further to look in more detail at the areas of potential growth, and subsequently identify the levels of development each district is capable of accommodating. It is then envisaged that this information can be fed into the review of the RSS, enabling the RSS to dictate how much of the growth needs of Redditch should to be accommodated in Bromsgrove District.
- 3.5 If this approach is not taken the only possible way to prepare a strategy which deals with the issue of Redditch related growth in adjoining districts would be to prepare a joint core strategy. Whilst there are benefits to this approach in terms of sharing of resources and experience in plan making, there are also complications. Problems may arise aligning the work programs of three different plan making authorities, and the two sub regions or Worcestershire and Warwickshire, who also have contrasting views on the issue of where Redditch's growth should be directed. Political agreement may also be difficult to achieve due to the different priorities of the councils involved, if agreement cannot be achieved the time taken to produce the plan could be delayed significantly. In order to meet the plan making regulations it is likely that much of the work we have already done on the Bromsgrove core strategy would have to be repeated, obviously causing a delay to the overall timetable of plan making.

4. FINANCIAL IMPLICATIONS

- 4.1 Whilst there are no immediate direct implications of submitting the revised LDS, future housing and planning delivery grant is partly assessed on the

progress planning authorities make on LDF preparation in relation to the targets as set out in the LDS.

5. LEGAL IMPLICATIONS

5.1 Section 15 of the Planning and compulsory Purchase Act (2004) requires all local planning authorities to prepare a LDS which specify

- (a) the documents which are to be local development documents;
- (b) the subject matter and geographical area to which each document is to relate;
- (c) which documents are to be development plan documents;
- (d) which documents (if any) are to be prepared jointly with one or more other local planning authorities;
- (e) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;
- (f) the timetable for the preparation and revision of the documents;
- (g) such other matters as are prescribed.

6. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
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Impacts

The LDS indicates the timetables for producing the Core Strategy, Town Centre AAP and the Longbridge AAP, these plans will all play a key role in regenerating the whole, or parts of the district especially the Town Centre. These documents are a clear public statement of intent as to how the council is aiming to meet its objectives and priorities through planning policy.

Council Objective (CO)	Customer service (CP2)	Council Priority (CP)	Customer service (CP2)
-------------------------------	------------------------	------------------------------	------------------------

Impacts

The LDS will be a publicly available document which attempts to explain the planning system and how the Council is using it to meet its aims and objectives.

Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
-------------------------------	---	------------------------------	--------------------------

Impacts

The documents the LDS identifies are all part of a spatial planning framework which looks not only at the uses of land, but also the social and economic aspects of the community and how they can be enhanced through more inclusive planning policy.

Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4)
Impacts			
The LDS contains both the Core Strategy and the Affordable Housing SPD, which together will guide the future housing provision of the district.			

7. **RISK MANAGEMENT**

7.1 The main risks associated with the details included in this report are:

- Non legally compliant Strategic planning service
- Loss of income from Housing and Planning Delivery Grant

These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. **CUSTOMER IMPLICATIONS**

8.1 The LDS is the Councils public statement of what they see as priorities in terms of development plan preparation, the Document will be placed in the customer service centre, and all the libraries around the district as well as on the website.

9. **EQUALITIES AND DIVERSITY IMPLICATIONS**

9.1 The LDS has no direct impact on the Councils Equalities and Diversity policies.

10. **OTHER IMPLICATIONS**

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The LDS indicates the types of planning policy the Council will be developing over the next three years.

Environmental	The planning policies developed will have environmental implications, although at the exact levels are unknown due the early stage of plan preparation and the different types of plan to be produced.
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11. OTHERS CONSULTED ON THE REPORT

Please include the following table and indicate 'Yes' or 'No' as appropriate. Delete the words in italics.

Portfolio Holder	Yes
Chief Executive	Yes
Executive Director - Partnerships & Projects	Yes
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

12. APPENDICES

Appendix 1 - Bromsgrove District Council Local Development Scheme 2008-2011

13. BACKGROUND PAPERS

None

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Foreword

The Government's Planning and Compulsory Purchase Act has resulted 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 January 2011

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. The document was also amended in March 2007 although this version was never formally adopted due to the uncertainty created by the Regional Spatial Strategy revision (RSS) This version of the LDS is the fourth 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

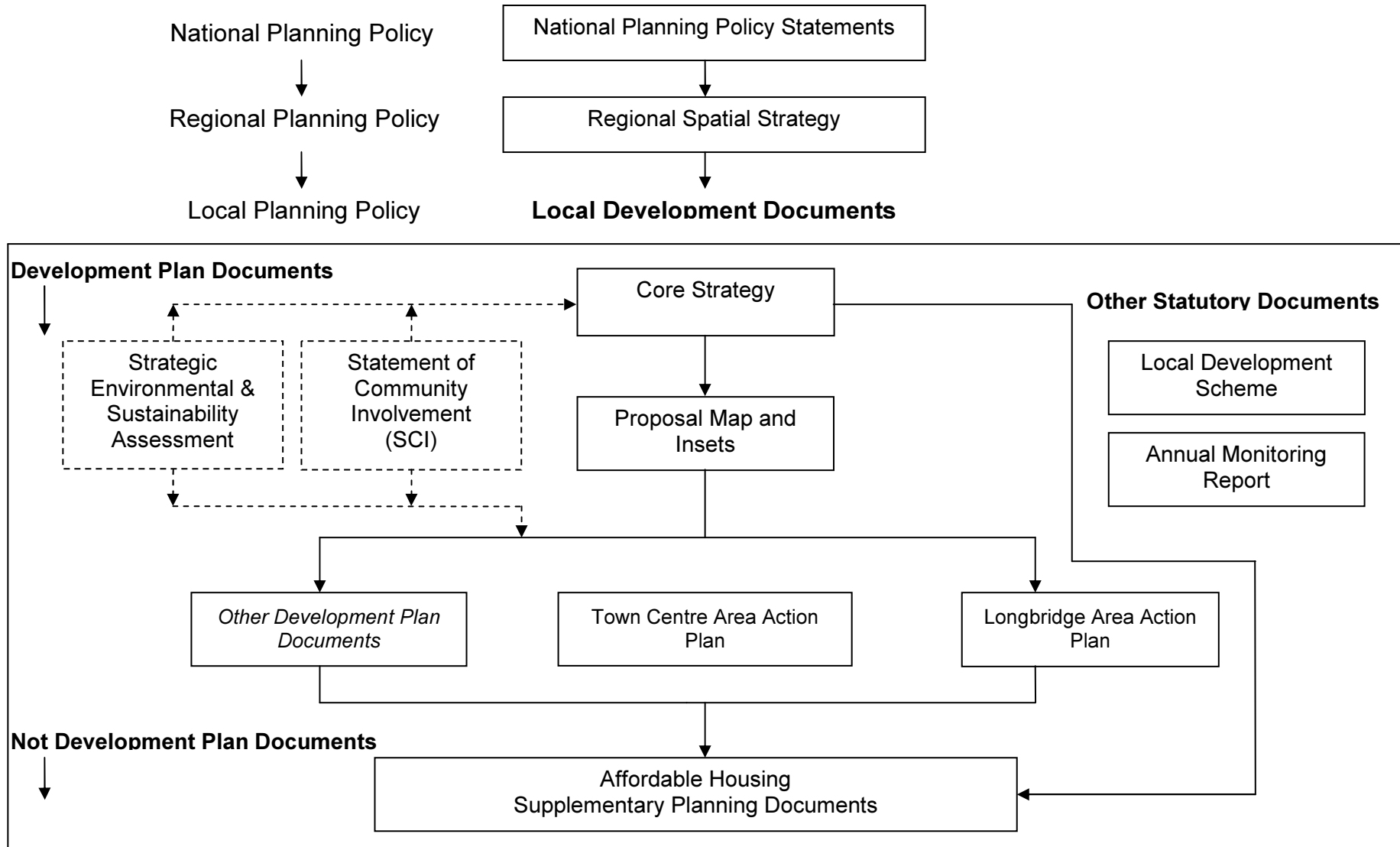
The Local Development Scheme is the first step in the production of a Local Development Framework for taking Bromsgrove forward. Many documents will be produced over the following years that will eventually replace the adopted Local Plan. The Local Authority's proposed timetable for doing this is contained 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 planning system is the need to secure the early involvement of stakeholders, developers and landowners in the LDF production process. The Local Authority uses 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 environmental assessment of Local Development Documents when undertaking a combined Strategic Environment Assessment (SEA) and Sustainability Appraisal (SA) of plans. The following reports comprise the some of the main parts of the evidence base on which the amended Local Development Scheme priorities were formulated;

Bromsgrove Sustainable Community Strategy 2007-2010

The Sustainable Community Strategy for Worcestershire (Draft)

Bromsgrove District Council LDF Sustainability Appraisal (updated Dec 07)

Annual Monitoring Report (December 2007)

Housing Land Availability Study (April 2007)

Employment Land Availability Study (April 2007)

Housing Capacity Study (September 2004)

Bromsgrove Town Centre Study (April 2004)

South Housing Market Area Needs Assessment (February 2007)

It is also essential that the LDF reflects the objectives of other strategies and programmes. As DPDs develop many other relevant policies plan and procedures will be taken into account when arriving a final policy decisions.

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 *Table to be updated before submission to GOWM*

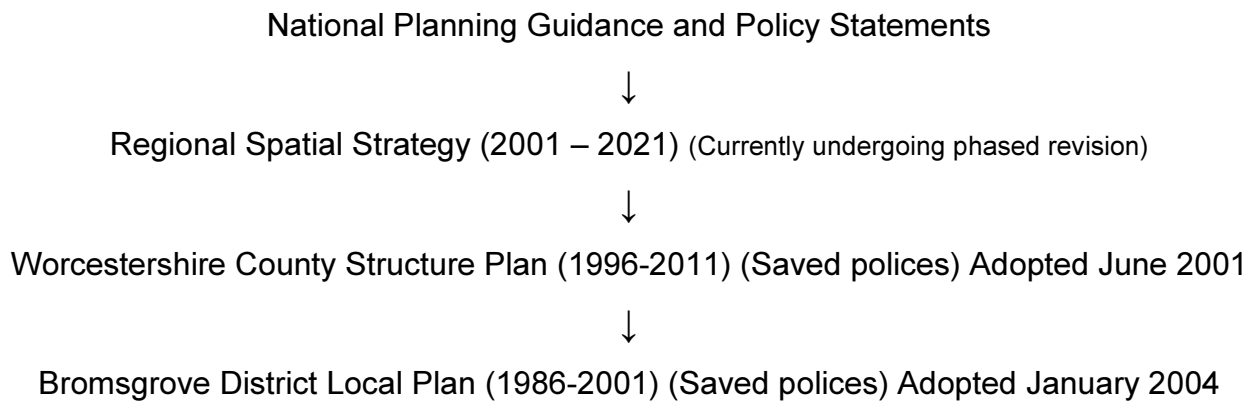
Title	Date	Responsible Body (BDC = Bromsgrove District Council) (WCC = Worcestershire County Council)
Community Strategy 2003 – 2013 (currently being reviewed planning officers actively involved)	2004	BDC & partners
Draft Local Air Quality Management Action Plan	2004	BDC & Casella Stanger Environmental 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	2007	BDC

Business Plan 2007 - 2008		
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 is only the case where an existing policy conforms with National or Regional Guidance. A complete list of all existing saved Local Plan policies 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 - Deleted	Deleted	Whilst SPG10 is still a material consideration more up to date guidance is contained in guidance in PPS and RSS
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.

Deleted = Deleted on commencement of the Act, or upon three years since the 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 is intended to cover the 20 year period from adoption in 2010. 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. 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.

- **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.

- **Town Centre Area Action Plan**

This document will provide a comprehensive regeneration strategy for the Town Centre area. Over the years various attempts have been made to redevelop town centre sites, the Town Centre AAP will set out a strategy to guide the regeneration of the whole of the Town centre and beyond .

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.

- **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 December 2010.

- Generic Development Control Policies
- 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 December 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.

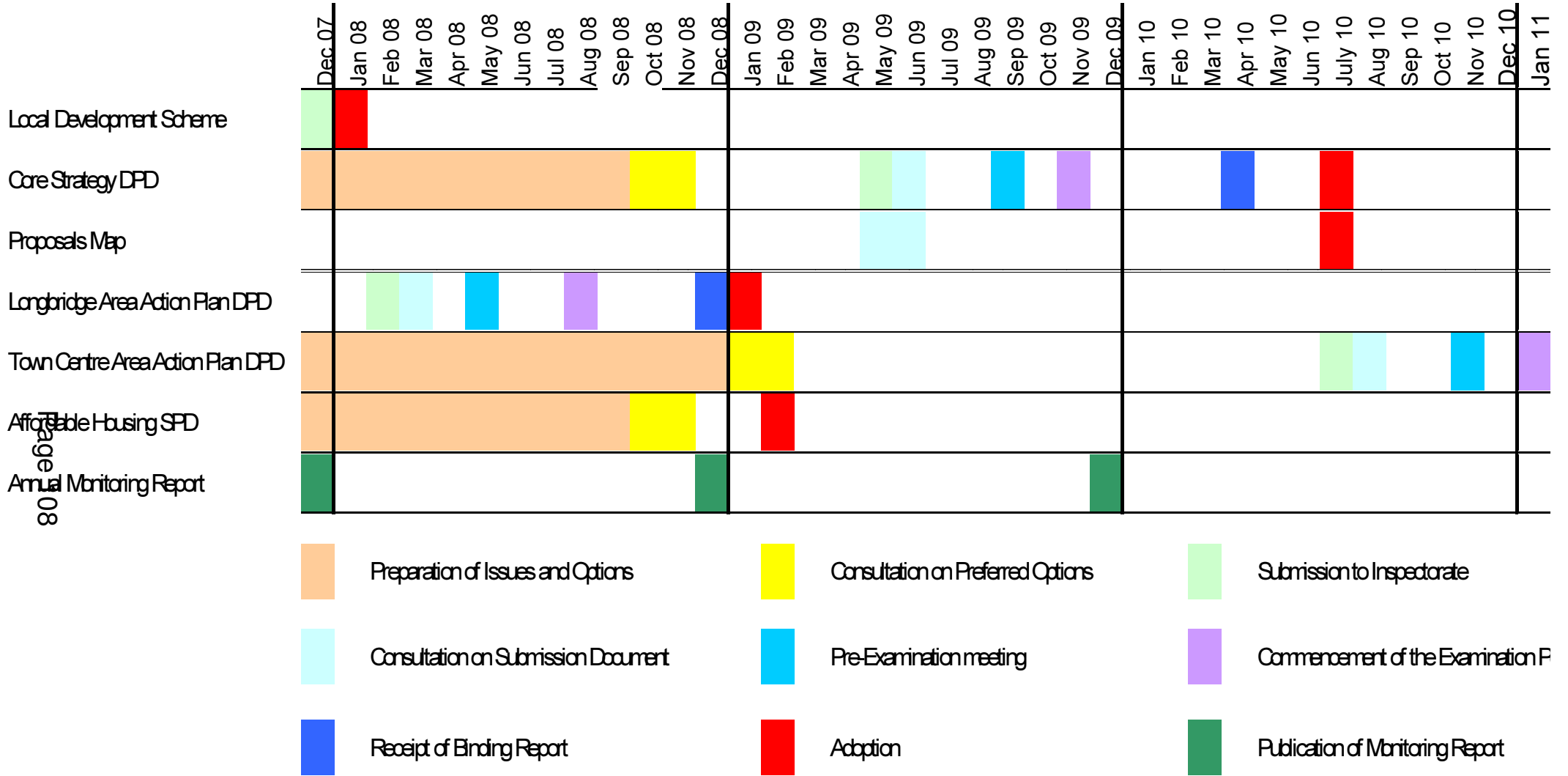
The table and chart indicate the key dates in the process. Following the publication of the Preferred Options and Submission Documents there will be a statutory 6 week consultation process. The Examination date is subject to consultation with the Planning Inspectorate. The timetable will be reviewed 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	November 07	N/A	December 07	N/A	N/A	N/A	N/A	January 08
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 08	May 09	May 09	September 09	November 09	April 2010	July 2010
Proposals Map	N/A	N/A	N/A	May 09	N/A	N/A	N/A	July 2010
Longbridge AAP	October 05	Feb / March 07	Feb / March 08	Feb / March 08	May 08	Aug 08	Dec 08	Jan 09
Town Centre AAP*	June 07	Jan / Feb 09	July 2010	July 2010	November 2010	Jan 2011	May 2011	June 2011
Affordable housing SPD	January 08	Oct / Nov 08	N/A	N/A	N/A	N/A	N/A	February 2009

*Town Centre AAP will be progressed to a final DPD although submission and examination will be put on hold until the Core Strategy is adopted.

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 on certain aspects of developing the evidence base. A team of consultants has also been engaged to prepare the Town Centre AAP in order that the Strategic planning section can focus resources on the Core strategy and SPDs

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 production, consultation,	Medium/low	Identified demands on financial reserves can currently be met through Council budgets, constant re-

	funding for the examination including the Planning Inspector, Programme Officer and printing costs. Unexpected requirements for evidence may result from emerging government guidance.		evaluation of financial requirements will have to be factored into the budget setting process
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 impact on timescales	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 number of LPA's may

	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		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
Scale and nature of consultation responses	If representations are not handled efficiently this could negatively impact on tests of soundness.	Low	Ensure consultation is in accordance with SCI. Investigate use of appropriate tailored and compatible software to manage community engagement process.
Political Priorities	Changes in Political administration brings the potential for changes in priorities and direction	Low/medium	Regular contact with Members particularly via the LDF working Group will minimise the risk involved in this process.
Soundness	The Planning Inspector may conclude that the DPD is unsound	Medium	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.

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.

Core Strategy DPD

<p>Document Details</p>	<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>
<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>January 2005 September 2007</p> <p>October / November 2008</p> <p>May 2009</p> <p>May 2009</p> <p>September 2009</p> <p>November 2009</p> <p>April 2010</p> <p>July 2010</p>
<p>Production</p>	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD • Approach to involving 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal resources although some more specialist help will be required for some of the technical baseline evidence.</p> <p>Outlined in Statement of Community Involvement</p>

	stakeholders	
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The ability of the District Council to meet the timetable for the production of the core Strategy as set out above is dependant on the current review of the RSS, should the review determine the allocation for Redditch related growth be decided at a local level then a joint core strategy would have to be prepared.

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 • Adoption date 	<p>N/A</p> <p>N/A</p> <p>May 2009</p> <p>N/A</p> <p>N/A</p> <p>July 2010</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 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 initially with RSS and subsequently emerging 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>February / March 2008</p> <p>February / March 2008</p> <p>May 2008</p> <p>August 2008</p> <p>December 2008</p> <p>January 2009</p>
<p>Production</p>	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce DPD 	<p>Strategic Planning Section / Birmingham City Council See Section 11</p> <p>Internal officer resources, although much of the baseline evidence gathering has been done using external consultants jointly</p>

	<ul style="list-style-type: none"> • Approach to involving stakeholders 	<p>commissioned by the two local authorities and the landowners</p> <p>Outlined in Statement of Community Involvement</p>
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* The timetable for the production of this document is dependant on a variety of influences many of which are outside of the control of the District Council. We will endeavour to keep to the published timetable although the numbers of people involved and the amount of responses received at the consultation phases may mean that slippage occurs with the timetable outlined above.

Town Centre Area Action Plan DPD		
Document Details	<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 Bromsgrove Town Centre</p> <p>Development Plan Document.</p> <p>Conforms with Core Strategy.</p> <p>Bromsgrove Town Centre</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>January 2008</p> <p>January / February 2009</p> <p>July 2010</p> <p>July 2010</p> <p>November 2010</p> <p>Jan 2011</p> <p>May 2011</p> <p>June 2011</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 officer time although it is envisaged much of the work is carried out by consultants working in conjunction with the key stakeholders</p> <p>Outlined in Statement of Community Involvement</p>
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Affordable Housing SPD		
Document Details	<ul style="list-style-type: none"> • Role and Content • Status • Position in chain of conformity • Geographic coverage 	<p>This document will provide additional guidance on affordable housing planning policies</p> <p>Supplementary Planning Document.</p> <p>Conforms with existing BDLP polices and emerging Core Strategy.</p> <p>Whole of the Disrict</p>
Timetable	<ul style="list-style-type: none"> • Preparation of Issues and Options • Consultation on SPD • Adoption date 	<p>January 2008</p> <p>October / November 2008</p> <p>February 2009</p>
Production	<ul style="list-style-type: none"> • Process led by • Management arrangements • Resources required to produce SPD • Approach to involving stakeholders 	<p>Strategic Planning Section</p> <p>See Section 11</p> <p>Internal officer time</p> <p>Outlined in Statement of Community Involvement</p>

Statement of Community Involvement

Document Details	<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>
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>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>
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>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 have been saved until replaced by policies in a Development Plan Document (DPD).

Policy Number	Policy Name
DS1	Green Belt Designation
DS2	Green Belt Development Criteria

Policy Number	Policy Name
DS3	Main Locations for Growth
DS4	Other Locations for Growth
DS5	Village Envelope Settlements
DS8	Areas of Development Restraint
DS9	Protection of Designated Environmental Areas
DS11	Planning Obligations
DS13	Sustainable Development
S3	Windfall Policy
S4	Monitoring of Housing Sites
S6	Special Needs in Housing
S7	New Dwellings Outside the Green Belt
S8	Plot Sub-Division
S9	New Dwellings in the Green Belt
S10	Extensions to Dwellings Outside the Green Belt
S11	Extensions to Dwellings in the Green Belt
S12	Replacement of Dwellings in the Green Belt
S13	Sub-division of Dwellings in the Green Belt
S13A	Changes of Use of Dwellings in the Green Belt
S14	Range of Housing Types and Tenures
S15	Affordable Housing in Urban Areas
S16	Affordable Housing in Green Belt Areas
S17	Caravan/Mobile Home sites
S18	Gypsies
S19	Incompatible Land Uses
S20	Main Shopping Location
S21	Out of Town Shopping
S22	Provision of Local Shopping Facilities in New Residential Areas
S23	Shopfront Enhancement
S24	Retention of Traditional Shopfronts

Policy Number	Policy Name
S24A	Original Features on Shopfronts
S25	New Shopfronts
S26	Shopfront Fascias
S27	Standards of Fascia Design
S27A	Projecting Signs
S27B	Design and Materials in Conservation Areas
S28	New and Enhanced Community Facilities
S29	Access for the Disabled
S31	Development at Educational Establishments
S32	Loss of Private Playing Fields
S33	Mobile Classrooms
S35	Proposed New and Extended Conservation Areas
S35A	Development in Conservation Areas
S36	Design of Development in Conservation Areas
S37	Demolition in Conservation Areas
S38	Protection of Buildings of Merit
S39	Alterations to Listed Buildings
S39A	Demolition of Listed Buildings
S41	Listed Buildings in Shopping Areas
S42	Shopfronts in Conservation Areas
S43	Traffic Calming Schemes
S44	Reinstatement of Features in Conservation Areas
S45	Improvements to Conservation Areas
S46	Areas of Special Advertisement Control
S47	Advertisement Control
S48	Historic Parks and Gardens
C1	Designation of Landscape Protection Areas
C4	Criteria for Assessing Development Proposals
C5	Submission of Landscape Schemes

Policy Number	Policy Name
C6	Sites for Environmental Improvements
C9	Development Affecting SSSI's and NNR's
C10	Development Affecting SWS's and LNR's
C10A	Development Affecting Other Wildlife Sites
C12	Wildlife Corridors
C16	Effect of Infrastructure Development on the Landscape
C17	Retention of Existing Trees
C18	Retention of Existing Woodland
C19	Tree Preservation Orders
C21	New Agricultural Dwellings
C22	New Agricultural Dwellings
C23	Additional Dwelling Units on Farms
C24	Removal of Occupancy Conditions
C27	Re-Use of Existing Rural Buildings
C27A	Removal of Permitted Development Rights
C27B	Residential and Commercial Re-Use of a Rural Building
C27C	Extensions to Converted Rural Buildings
C29	Conversion of Listed Buildings
C30	Twelve Month Limit for Re-Use of Building
C30A	New Agricultural Buildings
C31	Farm Diversification Schemes
C32	Farm Diversification Schemes
C33	Farm Shops
C34	Horticultural Nurseries
C36	Preservation of Archaeological resources
C37	Excavation Around Archaeological Remains
C38	Development Criteria for Archaeological Sites
C39	Site access for Archaeologists

Policy Number	Policy Name
E2	Employment Land for Redditch-Related Needs
E3	Employment Land for Remainder of District
E4	Extension to Existing Commercial Uses
E6	Inappropriate Land Uses in Employment Areas
E7	Development Briefs for Large Sites
E9	Criteria for New Employment Development
E10	Retail or Recreational Uses on Employment Land
E11	Signing on Industrial Estates
TR1	The Road Hierarchy
TR2	Safeguarding of Land for Future Road Proposals
TR3	Development Adjacent to Major Highway Junctions
TR4	Motorway Service Areas
TR5	Railfreight
TR5A	Railfreight
TR6	Traffic Management Schemes
TR8	Off-Street Parking Requirements
TR9	Making Up of Roads to Adoptable Standards
TR10	Car Parking Provision for Disabled Motorists
TR11	Access and Off-Street Parking
TR12	Reduced Car Parking Standards
TR13	Alternative Modes of Transport
TR15	Car Parking at Railway Stations
TR16	Cycle Routes
RAT 1	Outdoor Sport and Recreation in the Green Belt
RAT 2	Outdoor Sport and Recreation in the Green Belt
RAT3	Indoor Sport Development Criteria
RAT4	Retention of Open Space
RAT5	Provision of Open Space
RAT6	Open Space Provision in New Residential Developments

Policy Number	Policy Name
RAT7	Sports Hall Standards
RAT8	Dual Use facilities
RAT9	Development on Allotments
RAT12	Support for Public Rights of Way
RAT13	Stopping-up a Right of Way
RAT16	Equestrian Activities
RAT17	Stabling
RAT19	Safeguarding Commons and Greens
RAT20	Re-use of Mineral Workings for Recreational Activities
RAT21	Golf Courses
RAT22	Tourism Schemes
RAT23	Tourism Schemes
RAT24	New Hotels
RAT25	Extensions to Hotels
RAT26	Conversion of Buildings to Hotels
RAT27	Self Catering Accommodation
RAT28	Farm-based Accommodation
RAT29	Static Holiday Caravans or Chalet Sites
RAT30	Caravan Storage
RAT33	Visitor Facilities
RAT34	Tourist Potential of Canals
RAT35	Coach/Bus Parking Facilities
ES1	Protection of Natural Watercourse Systems
ES2	Restrictions on Development Where Risk of Flooding
ES3	Sewerage Systems
ES4	Groundwater Protection
ES5	Sewerage Treatment Facility Provision
ES6	Use of Soakaways
ES7	Sites Suspected of Contamination

Policy Number	Policy Name
ES8	Development Near Hazardous Installations
ES9	Undergrounding of Supply Cables
ES11	Energy Efficiency in Buildings
ES12	Provision of Recycling Facilities
ES13	Development of Telecommunication Facilities
ES14	Development Near Pollution Sources
ES14A	Noise Sensitive Development
ES16	Reforming of Land
ALVE2	Development Within Alvechurch Shopping Area
ALVE3	Provision of Additional Off-street Parking Near Alvechurch Station
ALVE4	Site for Open Space and Water Recreation
ALVE5	Density Restrictions
ALVE6	Area of Development Restraint: Land to North of Crown Meadow
ALVE7	Area of Development Restraint: Land to North of Rectory Lane
ALVE8	Area of Development Restraint: Land to South of Rectory Lane
BG1	Development within Barnt Green Shopping Area
BG2	Station Approach Development site
BG3	Improvements to Car parking provision
BG4	Retention of character of Area
BEL1	Village Envelope: Belbroughton
BE1	Village Envelope: Beoley
BE2	Site for play area: Holt End
BE3	Area of Development Restraint: Land at Ravensbank Drive
BOUR1	Village Envelope: Bournheath
BROM5	Area of Development Restraint: Barnsley Hall South and Norton Farm
BROM5A	Area of Development Restraint: Land at Perryfields Road East
BROM5B	Area of Development Restraint: Land north off Perryfields Road

Policy Number	Policy Name
BROM5C	Area of Development Restraint: Land adjacent former Wagon Works
BROM5D	Area of Development Restraint: Land at Perryfields Road West
BROM5E	Area of Development Restraint: Land at Church Road Catshill
BROM5F	Area of Development Restraint: Land at Whitford Road
BROM6	Employment Development Sites: Land Between Hanbury Road, Shaw Lane and Westonhall Road, Stoke Prior
BROM9	Re-zoning to Residential Use: Land in Industrial Use off Willow Road.
BROM11	Town Centre Zone
BROM12	Primary and Secondary Shopping Areas
BROM13	Development in Primary Shopping Area
BROM14	Development in Secondary Shopping Area
BROM16	Amalgamation of Shop Units
BROM18	Improvements to Shopping Environment
BROM19	Development of Alleyways and Town Courts
BROM22	Improved Facilities to the Shopping Environment
BROM23	Development in Catshill Shopping Area
BROM24	Development in Aston Fields Shopping Area
BROM28	Play Area and Open Space
BROM30	Avoncroft Museum
BROM32	Strategic Open Space
BUR1	Village envelope: Burcot
CL1	Village Envelope: Clent
CH1	Environmental Improvements at Rednal
FAR1	Village Envelope: Fairfield
FIN1	Village envelope: Finstall
FIN3	Site for Open Space: Pennamor
FIN4	Site for Play Area: Heydon Road
FR2	Site for Open Space: Holy Trinity Cricket Club
FR3	Site for Play Area: Holly Hill Road

Policy Number	Policy Name
FR4	Area of Development Restraint- Land off Egghill Lane
HAG2	Area of Development Restraint: Kidderminster Road South
HAG2A	Area of Development Restraint: Land at Algoa House
HAG2B	Area of Development Restraint: Land South of Kidderminster Road
HAG3	Development in Hagley shopping area
HAG5	Wildlife Site: Land at Sweetpool, Hagley
HOL1	Village Envelope: Holy Cross
HOP1	Village envelope: Hopwood
ROM1	Village Envelope: Romsley
ROM2	Site for Play Area: Land off Dark Lane
ROW1	Village Envelope: Rowley Green
RUB2	Development in Rubery Shopping Area
<u>RUB4</u>	Residential Development in Rubery Shopping Area
RUB5	Site for Play Area: Land off New Inns Lane
TARD1	Site for Recreation/Leisure Purposes
WYT1	Development in Wythall Shopping Area
WYT2	Wildlife Area: Beaudesert Road
WYT3	Nature Reserve: Sycamore Drive
WYT4	Access to Birmingham, Midland Museum of Transport.
WYT5	Recreation Development at Wythall Park
WYT6	New Sports Pitches: Alcester Road
WYT7	Playing Fields: Walker Heath
WYT8	Site for Recreation Use: Shirley Quarry
WYT9	Site for Open Space: Falstaff Avenue
WYT10	Park and Ride Facilities at Wythall Railway Station
WYT11	Site for New Church: Silvermead School
WYT13	Gypsy Caravan Site
WYT15	Area of Development Restraint: Land off Selsdon Close, Grimes Hill
WYT16	Area of Development Restraint: Land at Bleakhouse Farm

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

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

www.bromsgrove.gov.uk/planningpolicy

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Agenda Item 8

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

13TH DECEMBER 2007

REGIONAL SPATIAL STRATEGY PHASE 2 PREFERRED OPTION SUBMISSION

Responsible Portfolio Holder	Cllr J Dyer
Responsible Head of Service	Dave Hammond

1. SUMMARY

- 1.1 This Report updates members on the current status of the revised Regional Spatial Strategy, the consultation exercise and the process of making representations to the submitted version of the strategy.

2. RECOMMENDATION

- 2.1 That members instruct officers to either
- 1) support the Strategy in full:
- Or
- 2) object to the key elements of the plan, specifically
 - a. the level of housing allocated to Bromsgrove
 - b. the potential allocation of Redditch related growth in Bromsgrove and or Stratford to be provided adjacent to Redditch

and that

the portfolio holder for planning writes to Key officers at the Government Office for the West Midlands and West Midlands Regional Assembly as well as the Bromsgrove MP, expressing concern over the decision making process undertaken at the Regional Planning Partnership on the 22nd October 2007.

3. BACKGROUND

- 3.1 The Regional Spatial Strategy was published in June 2004. At that time, the Secretary of State supported the principles of the strategy but suggested several issues that needed to be developed further. The Revision process is being undertaken by the West Midlands Regional Assembly (WMRA) in three phases.

Phase 1 - the Black Country study, this phase is currently undergoing its final round of changes before formal adoption.

Phase 2 - Covers housing figures, employment land, town and city centres, transport, and waste, this phase is about to be submitted and is the focus of this report.

Phase 3 - covers critical rural services, culture/recreational provision, various regionally significant environmental issues and the provision of a framework for Gypsy and Traveller sites, and was launched on 27th November 2007

3.2 Members will recall that at the meeting of Local Development Framework Working party on 10th October 2007 a paper was presented outlining the implications of the revised policies being put forward as part of the review of the RSS. At that meeting it was agreed that the following representation be tabled at the meeting of the Regional Planning Partnership (RPP) on 22nd October.

(a) that Bromsgrove District Council understands the importance in planning policy terms of formally endorsing an option at the Regional Planning Partnership and in particular the current draft option of the RSS phase 2 revision, with the exception of policy T12 which identifies the Longbridge Link road as priority for investment;

(b) however, the Council requests the Partnership to reflect on two factors where the Council would like further consideration to be given to the impact that will arise before a final decision is made; namely:

(i) the planning logic of one authority being able to build in another's area when the receiving authority is constrained from building itself; and

(ii) the short and longer term impact on future homelessness costs and solutions of the intended limited new build quotas.

3.3 At the meeting of the RPP the West Midlands Regional Assembly made it clear that they were not willing to give any further consideration to the points raised at this time. However the most recent version of the draft revision does appear to have deleted any reference to the Longbridge Link Road, but does not make any amendments to either the Bromsgrove District housing allocations or to those of Redditch and Stratford.

3.4 The levels of development remain as follows

Bromsgrove District

Housing - 2100 dwellings up to 2026 of which 680 are already accounted for
Employment Land - Around 7 Hectares initial supply and around 21 hectares up to 2026

Redditch Borough

Housing - 6600 dwellings of which 3300 adjacent to Redditch town in Bromsgrove and or Stratford Districts.

Employment Land - Around 17 Hectares initial supply of which 8 Hectares to be provided within Bromsgrove and or Stratford with a further 34 hectares to be provided up to 2026 exact amounts to be determined through discussions and agreement on preparation of Core Strategies.

3.5 In my view the main implications for the district are as follows.;

A Levels of residential and employment development specifically for Bromsgrove District will be reduced from previous building rates in order to help meet the overall policy objectives of the RSS.

B The level of development identified for Bromsgrove could partially be met on brownfield sites, reducing the amount of Greenfield land needed to be released in and around Bromsgrove town and the other larger settlements within the district.

C The affordable housing needs of Bromsgrove will not be met within the confines of the district, restricting the ability to rebalance the housing market and potentially increasing instances of homelessness.

D Accommodating Redditch growth adjacent to the existing settlement in Bromsgrove will require green belt release, and significant new infrastructure provision. Development of this type will also narrow the strategic gap between the major urban area and Redditch and also Bromsgrove and Redditch.

Should any development above that being currently indicated be required, Redditch will be a key focus due to its designation as a Settlement of Significant Development (SSD), potentially further increasing the amount of green belt land required.

Any affordable housing provided in locations around Redditch in Bromsgrove district will be to meet the affordable housing needs of Redditch, and as such will not be available for the majority of Bromsgrove residents.

E Housing which partially meets the needs of the MUA will be provided at Longbridge, although this will not count as part of the Bromsgrove allocation.

3.6 **Consultation Process**

The District Council is not responsible for the consultation on the RSS revision although it is very important that consultation takes place. The West Midlands Regional Assembly is proposing to do very little consultation itself other than to place the final document on deposit in suitable locations. Worcestershire County Council in their remit as a sub region of the West Midlands is undertaking consultation with the parish councils, although not with any other stakeholders. It is hoped that a public meeting can be arranged where the County Council will attend to put forward their view. It is envisaged we will invite relevant people and groups to this event.

3.7 **Next Steps**

The submission version of the RSS phase 2 revision will be formally submitted to the Secretary of State on 21st December. The submission will be made up of the following documents,

- The Preferred Option
- An Overview Document
- Copies of all Background Technical Studies
- The Implementation Plan
- The Consultation Statement
- The Sustainability Appraisal Report

- The Habitat Regulations Assessment
- A Summary Leaflet
- A Submission Letter

The formal consultation period will begin on 7th of January 2008 and run for 12 weeks concluding on 28th March 2008. The formal view of the Council to on the policies contained within the RSS revision will have to be completed in time for the meetings of the Executive Cabinet and full Council on the 5th and 19th of March respectively.

4. **FINANCIAL IMPLICATIONS**

- 4.1 Whilst there are no direct implications of the RSS revision at the moment, the levels of income generated over longer periods could be affected depending on the levels of development taking place in the district. More importantly in the short term the approach Members take at this stage in the process, either objecting or supporting the plan could affect future levels of Housing and Planning Delivery Grant (PDG) the Council receives, as funding is directly linked to the progress that the Strategic Planning section makes on preparing the LDF. (See section 7 for a full explanation).

5. **LEGAL IMPLICATIONS**

- 5.1 The RSS is the responsibility of the West Midlands Regional Assembly and is being prepared under the regulations of the Planning and Compulsory Purchase Act 2004; the district council also has an obligation under the act to prepare a Local Development Documents in line with the Local Development Scheme.

6. **COUNCIL OBJECTIVES**

- 6.1 The ability of the Council to deliver its objectives is affected by the status of the Local Development Framework (LDF). All documents produced as part of the LDF have to be in general conformity with the RSS, therefore the RSS will ultimately impact on these objectives and priorities. The table below indicates potential impacts.
- 6.2 The ability to implement the Bromsgrove Sustainable Community Strategy is also highly dependant of the Local Development Framework. Many of the areas covered by the Sustainable Community Strategy cannot be delivered without formal planning polices.

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	A thriving market town (CP1)
Impacts			
Policies in the RSS support the development of centres across the region, including those not specifically named as major urban areas or, settlements of significant development, the ability to regenerate the town are not adversely effected by policies in the RSS, although objecting to the revised RSS could lengthen the process of preparing LDF documents, one of which being the Town Centre AAP			

Council Objective (CO)	Improvement (CO2)	Council Priority (CP)	Customer service (CP2)
Impacts			
No impact			

Council Objective (CO)	Sense of Community and Well Being (CO3)	Council Priority (CP)	Sense of community (CP3)
Impacts			
The RSS gives a strategic framework for planning across the region. Plans at a more local level can then create planning policies that provide developments which can enhance the sense of community and well being.			

Council Objective (CO)	Environment (CO4)	Council Priority (CP)	Housing (CP4) Clean streets and recycling (CP5)
Impacts			
The RSS guides the levels and distribution of housing development across the region. The ability of Bromsgrove to satisfy all of its affordable housing needs are significantly reduced by this emerging policy of housing restraint in districts which are not Major Urban Areas or, Settlements of Significant Development.			
In the Long term the RSS could help provide more waste management facilities in the district.			

7. **RISK MANAGEMENT**

7.1 The main risks associated with the details included in this report are:

- Inability to produce development plan documents which are judged to be sound by the planning inspectorate.

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment

Key Objective Ref No: 6

Key Objective: Effective, efficient, and legally compliant Strategic planning Service

7.3 Objecting to the RSS revision would prevent significant progress being made on the Core Strategy from a resource perspective, and more importantly for planning policy reasons. If the Council has to produce a plan in accordance with members' wishes, in relation to

1. the location of development for Redditch related growth, and

2. the level of provision being put forward for Bromsgrove,

There is a significant risk of the final plan being found to be unsound. For a development plan document to be judged as sound it has to be in general conformity with policies and guidance in plans that sit above it in the chain of conformity. To produce a plan which directs Redditch related growth to Bromsgrove town is currently not in conformity with emerging RSS. Similarly to allow development over and above the locally identified need for housing in Bromsgrove would also be in conflict with policies contained within the RSS.

- 7.4 The ability to produce a plan inline with the current Members wishes could only be done, if through the process of the representations and the Examination in Public (EIP) the WM Regional Assembly changed its policy stance and amended the RSS to reflect the views of Bromsgrove District Council. In my view that this is unlikely. This approach could prevent any meaningful progress on Bromsgrove specific plans as we would have to wait for the outcome of the revision not due until early 2009, or run the considerable risk of producing draft polices which are not in conformity with the polices which sit above them and the consequent waste in financial resources that could occur if the plan is found to be unsound and it has to be started from scratch or indeed a plan is imposed on the authority..
- 7.5 Any development on Bromsgrove specific plans which could take place would be affected by the process of objecting to the RSS. Officer time will be directed away from plan production onto challenging the RSS both at consultation stage and at the EIP. Whilst the amount of work involved is hard to quantify it is likely to be considerable, and would need to be undertaken by one of the more senior members of the section. This diversion will mean the ability to prepare the Core Strategy and other development plan documents including the Town Centre AAP could be hampered due to lack of resources.
- 7.6 Progress on the LDF is monitored by the government through the Local Development Schemes and Annual Monitoring Reports produced by the Strategic Planning section. The progress on the Local Development Scheme is a key factor used to allocate Housing and Planning Delivery Grant. Failure to progress the LDF inline with the Local Development Scheme could have short term financial implications. Consistent failure to produce LDF documents specifically the Core Strategy could result in the GOWM taking the strategic planning function away from control of the council. In this case they would employ other planning professionals to prepare the core strategy on behalf of the GOWM and then impose it on the District Council, whilst also requesting that the district council pay the consultancy fees accrued in the process.

8. **CUSTOMER IMPLICATIONS**

- 8.1 Should the council endorse the RSS, it is very likely that in the long term residents who currently live settlements close to Redditch will have the character of these areas fundamentally changed should development, take place in Bromsgrove adjacent to Redditch.

9. **EQUALITIES AND DIVERSITY IMPLICATIONS**

- 9.1 The current review of the RSS is focussed on spatial planning at a strategic level and as such has no direct equalities and diversity.

10. **OTHER IMPLICATIONS**

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	The policy decisions taken at a regional level directly effect the ability to generate local policies especially in relation to planning
Environmental	As stated above their will be implications to the environment over a long period of time, the exact effects are currently unknown.

11. **OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	Yes
Chief Executive	Yes
Executive Director - Partnerships & Projects	Yes
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	Yes
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

12. **APPENDICES**

None

13. **BACKGROUND PAPERS**

None

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