

Bromsgrove District Council



Annual Monitoring Report

December 2007



Planning and
Environment Services

Bromsgrove District Council
www.bromsgrove.gov.uk



Index

CONTENTS		pages
Executive Summary		2
Chapter 1	Introduction	3 >>> 4
Chapter 2	Context	5 >>> 8
Chapter 3	Monitoring Local Development Framework Preparation	9 >>> 10
Chapter 4	Local Development Framework Core Indicators	11
Chapter 5	Business Development	12 >>> 14
Chapter 6	Housing	15 >>> 19
Chapter 7	Transport	20 >>> 21
Chapter 8	Local Services	22
Chapter 9	Environment	23 >>> 24
APPENDICES		
Appendix 1	Glossary	25 >>> 26
Appendix 2	Demography	27 >>> 30
Appendix 3	Economy	31 >>> 36
Appendix 4	Core Indicator Maps	37 >>> 42



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:

Bromsgrove District Council
Planning Policy Department
Planning & Environment Services
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA

Tel: 01527 873232

Email: planningpolicy@bromsgrove.gov.uk



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

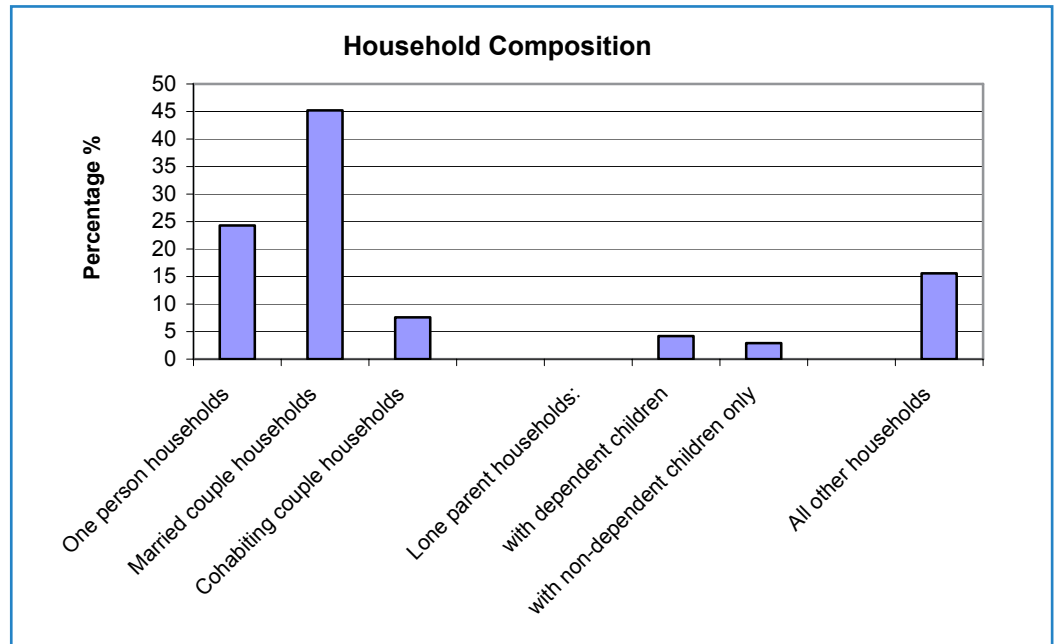


Chapter 6

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)

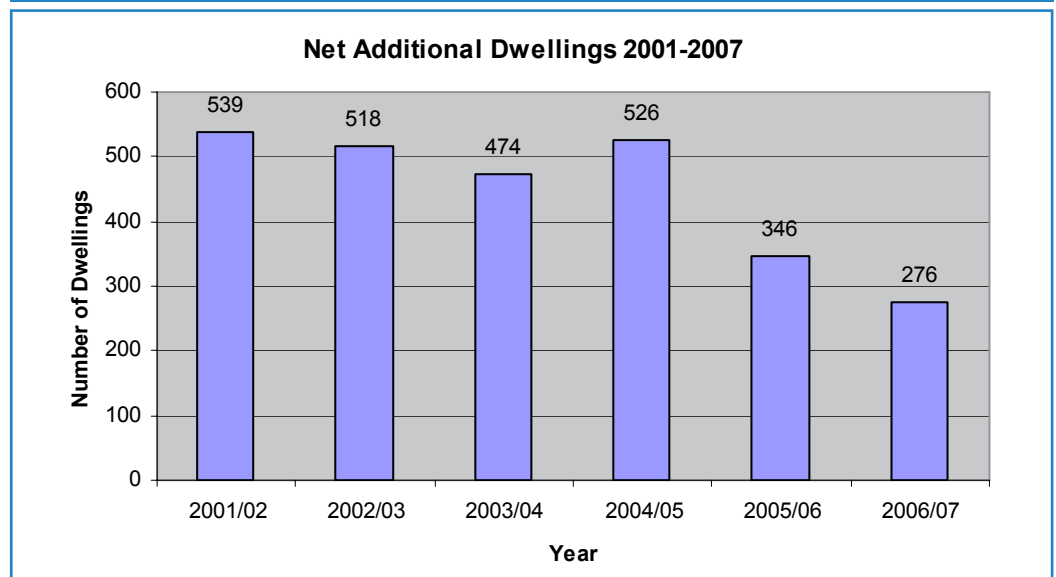


Source: Office for National Statistics, Crown Copyright, Revised February 2003

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.

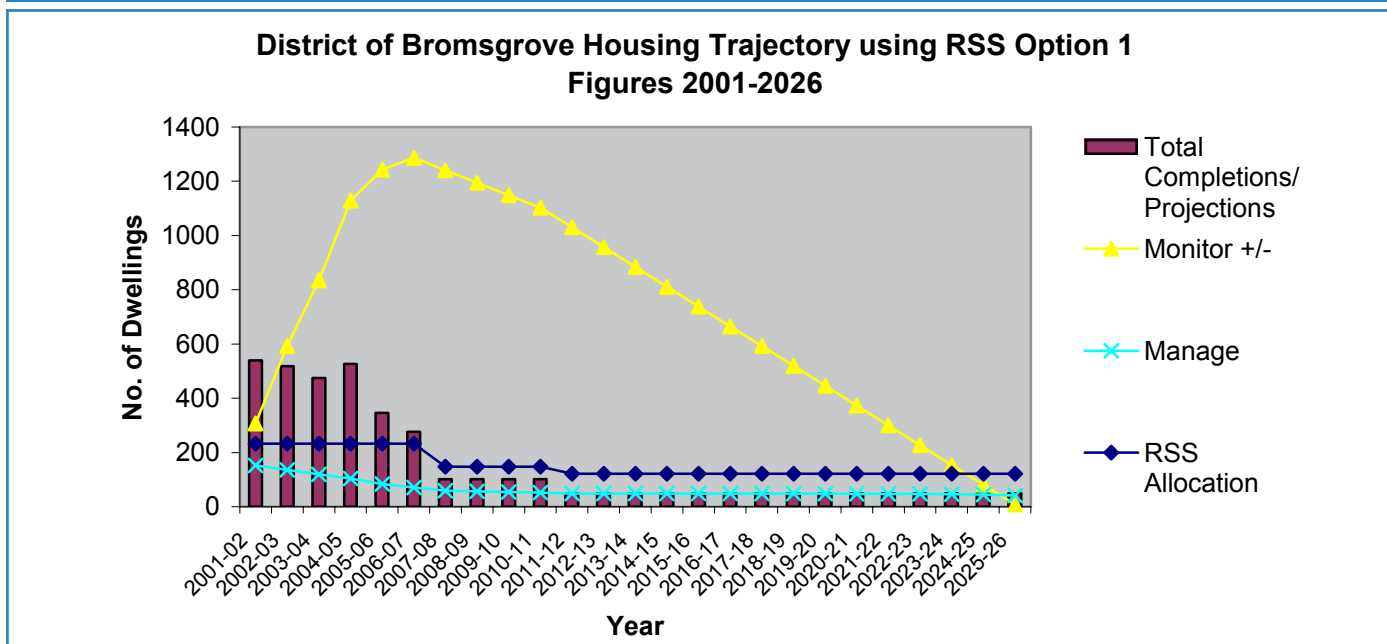
Figure 4: Net Additional Dwellings 2001-2007





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

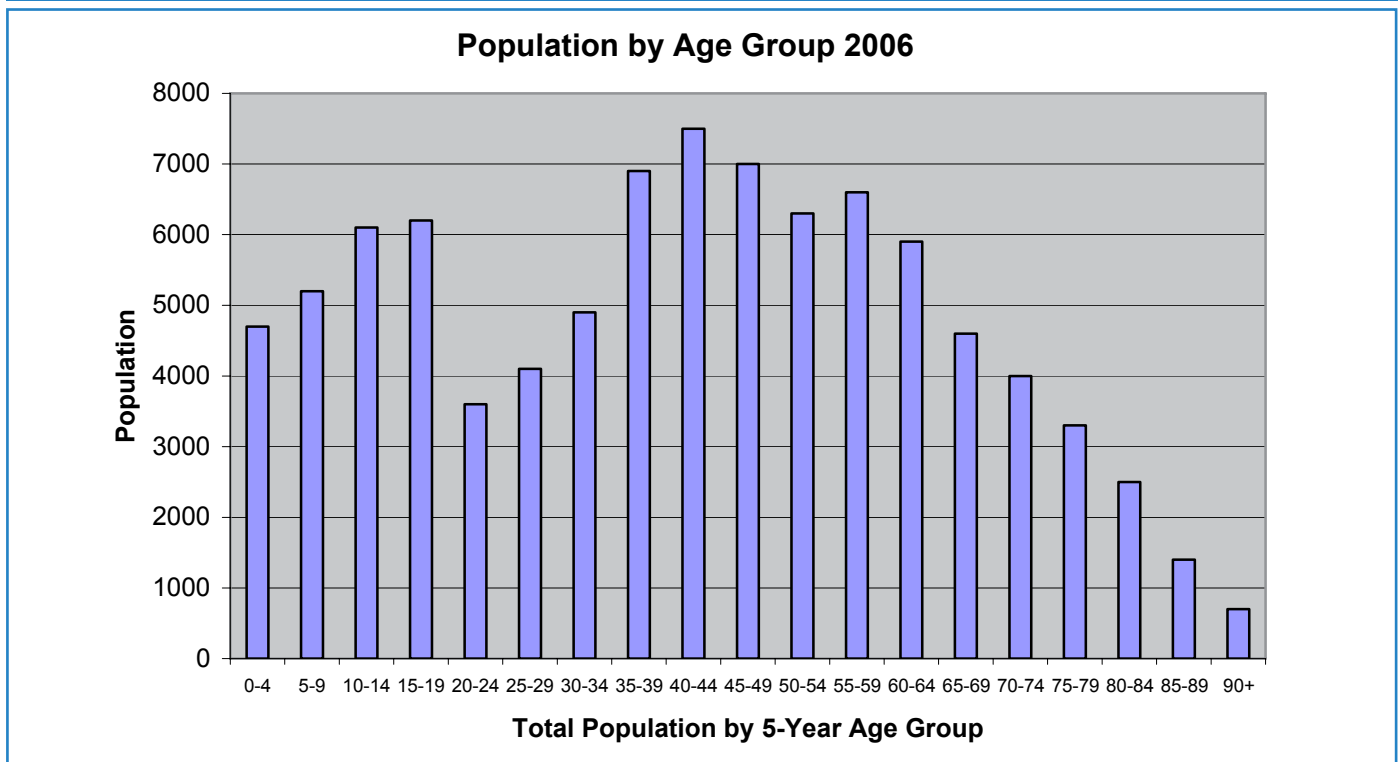
Population

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

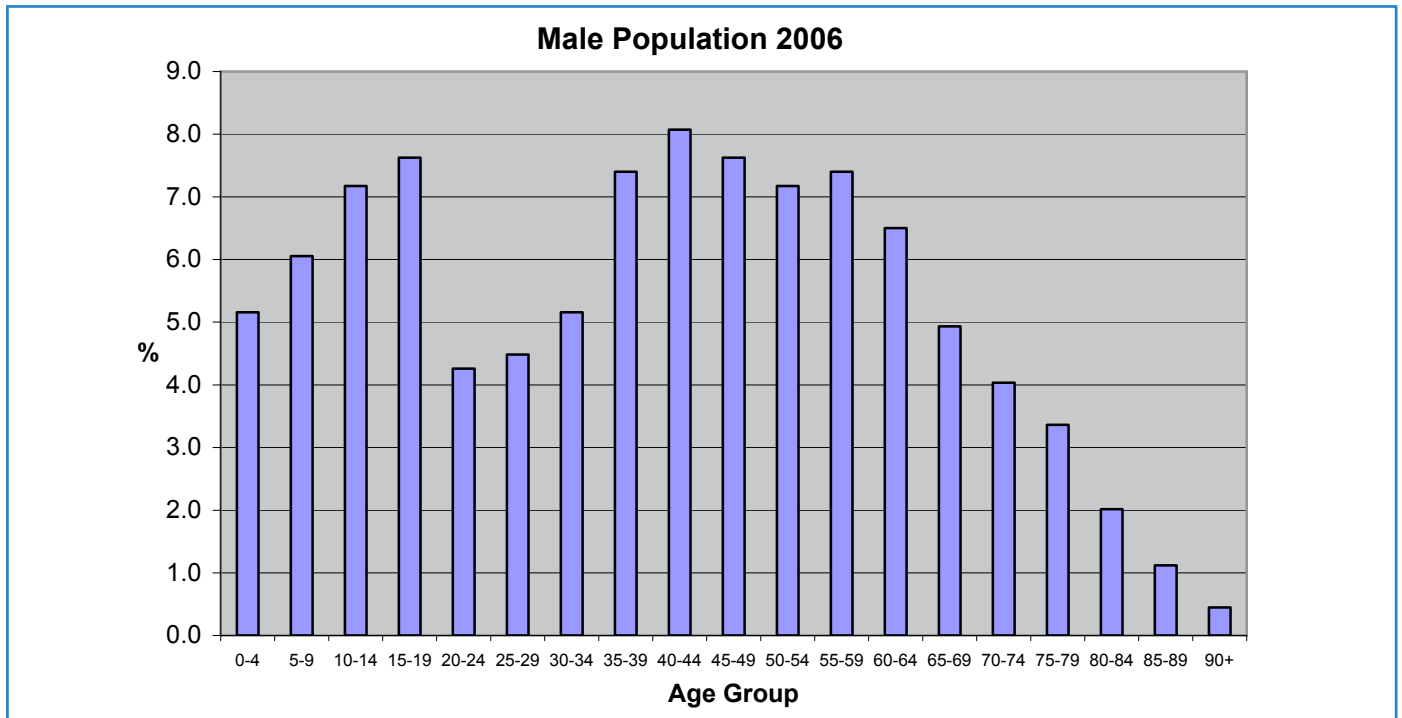
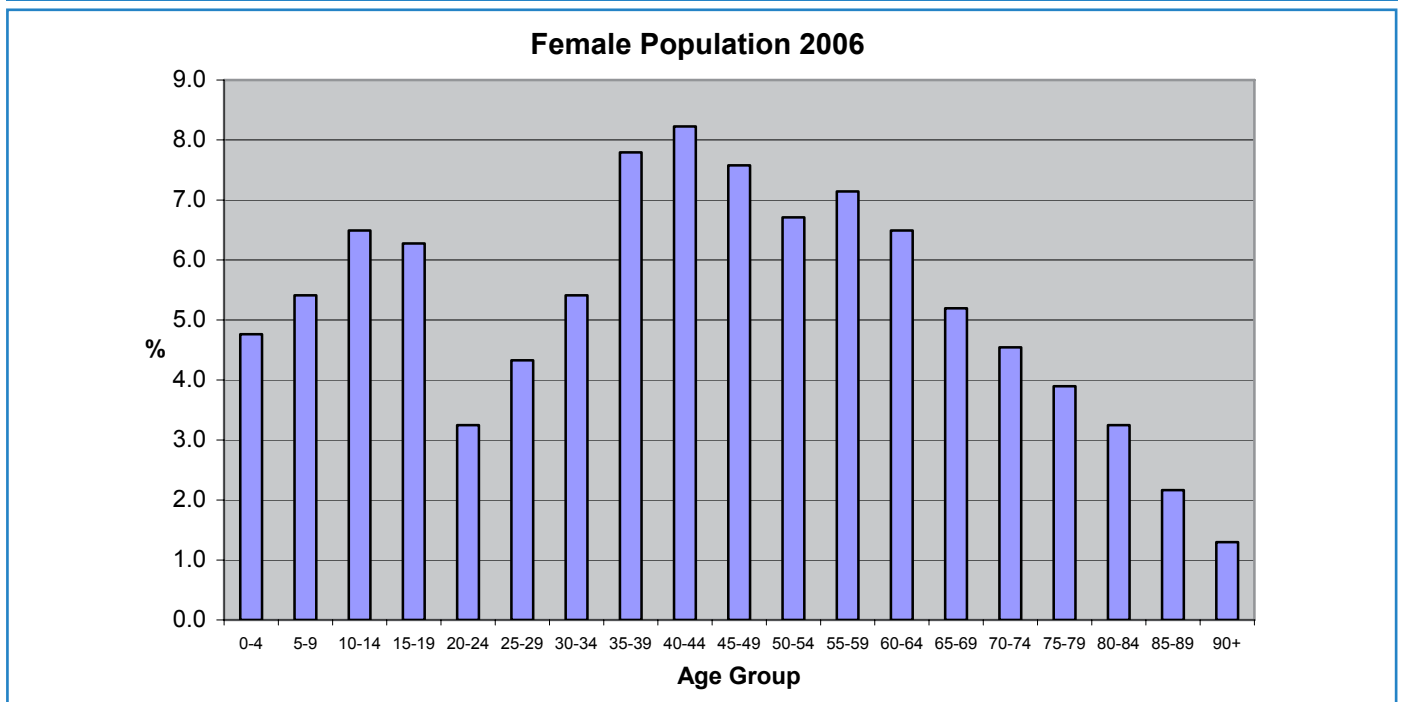


Figure 8: Bromsgrove District Total Female Population by 5-Year Age Group 2006





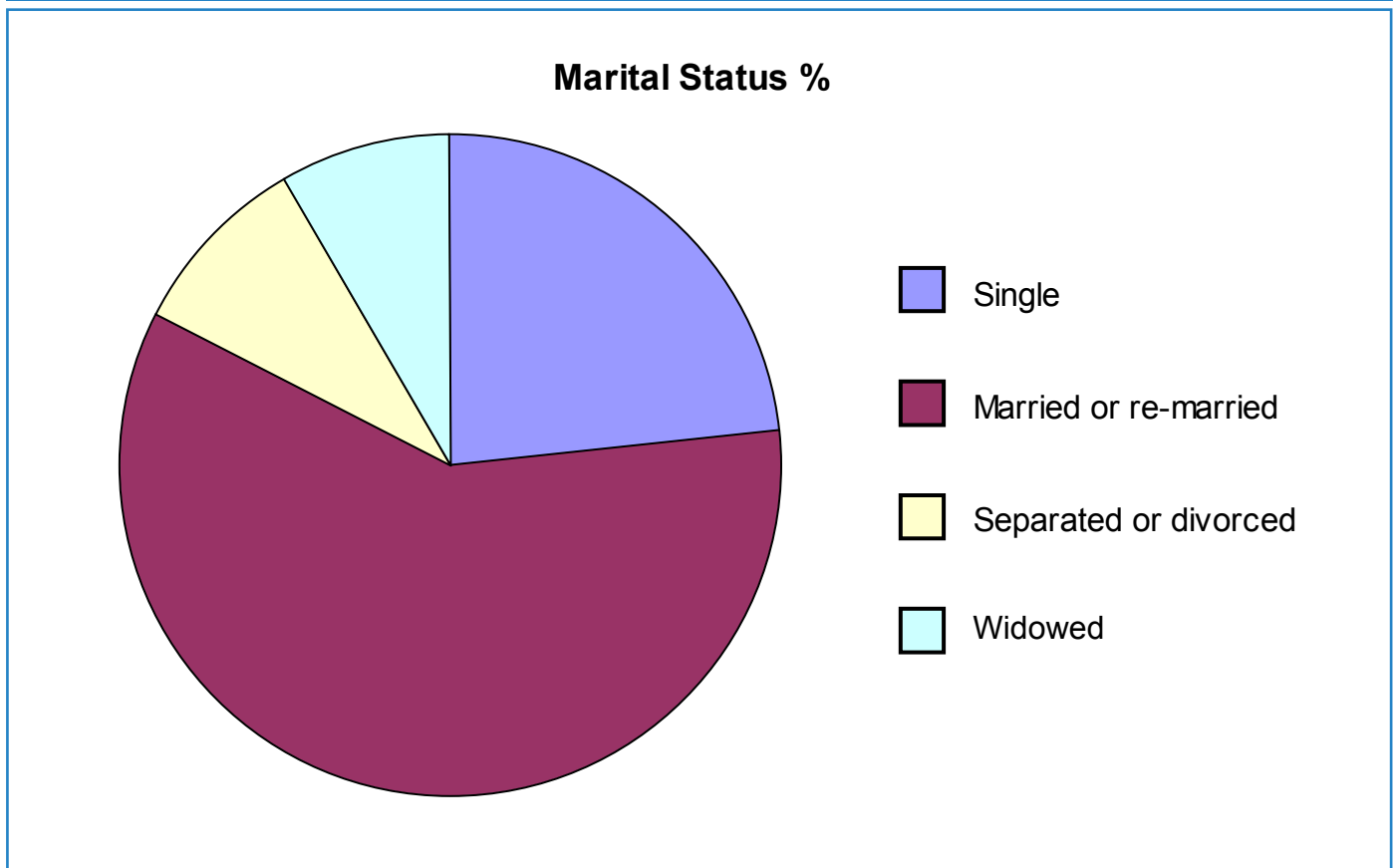
Appendix 2

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:

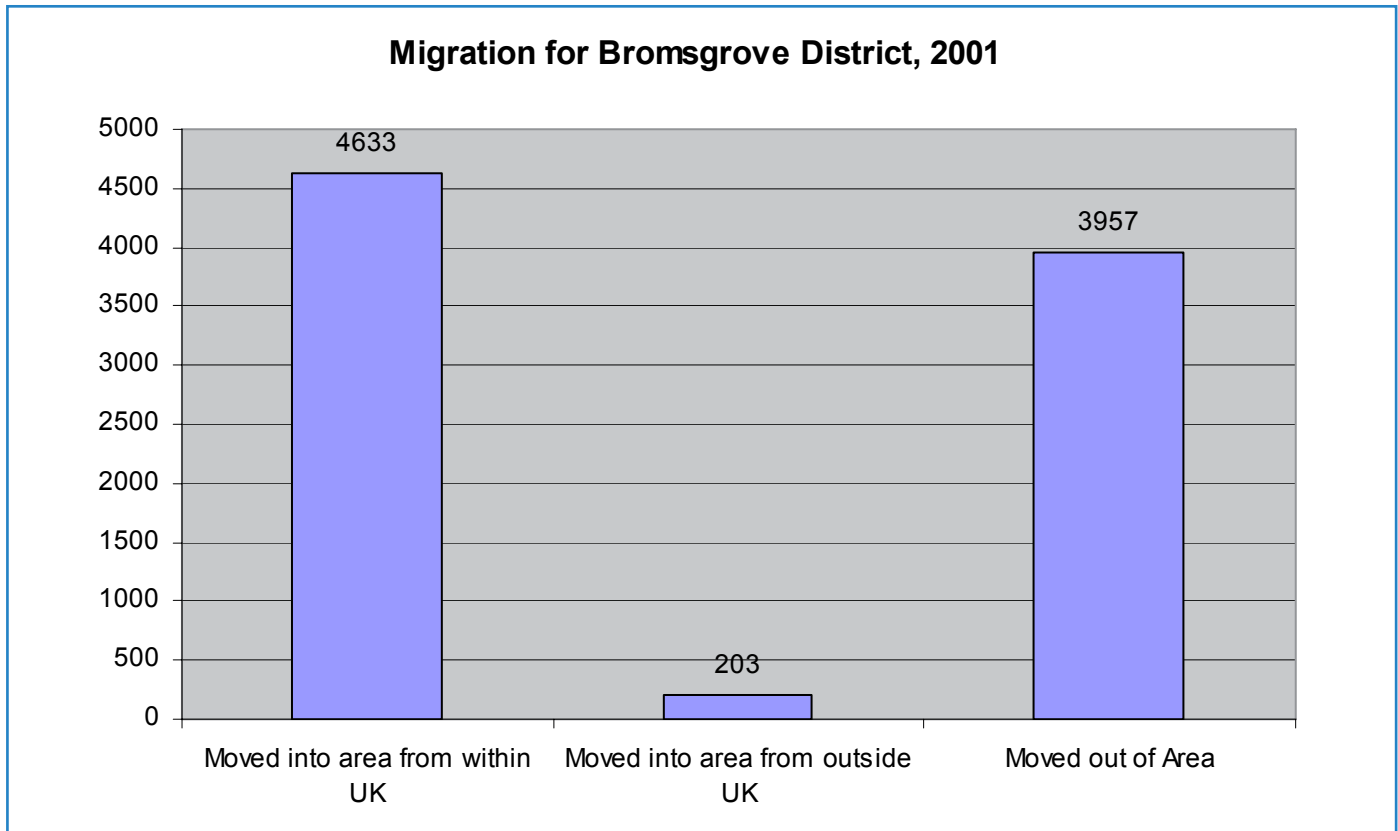
- Christian 80.09%
- Sikh 0.33%
- Muslim 0.29%

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)

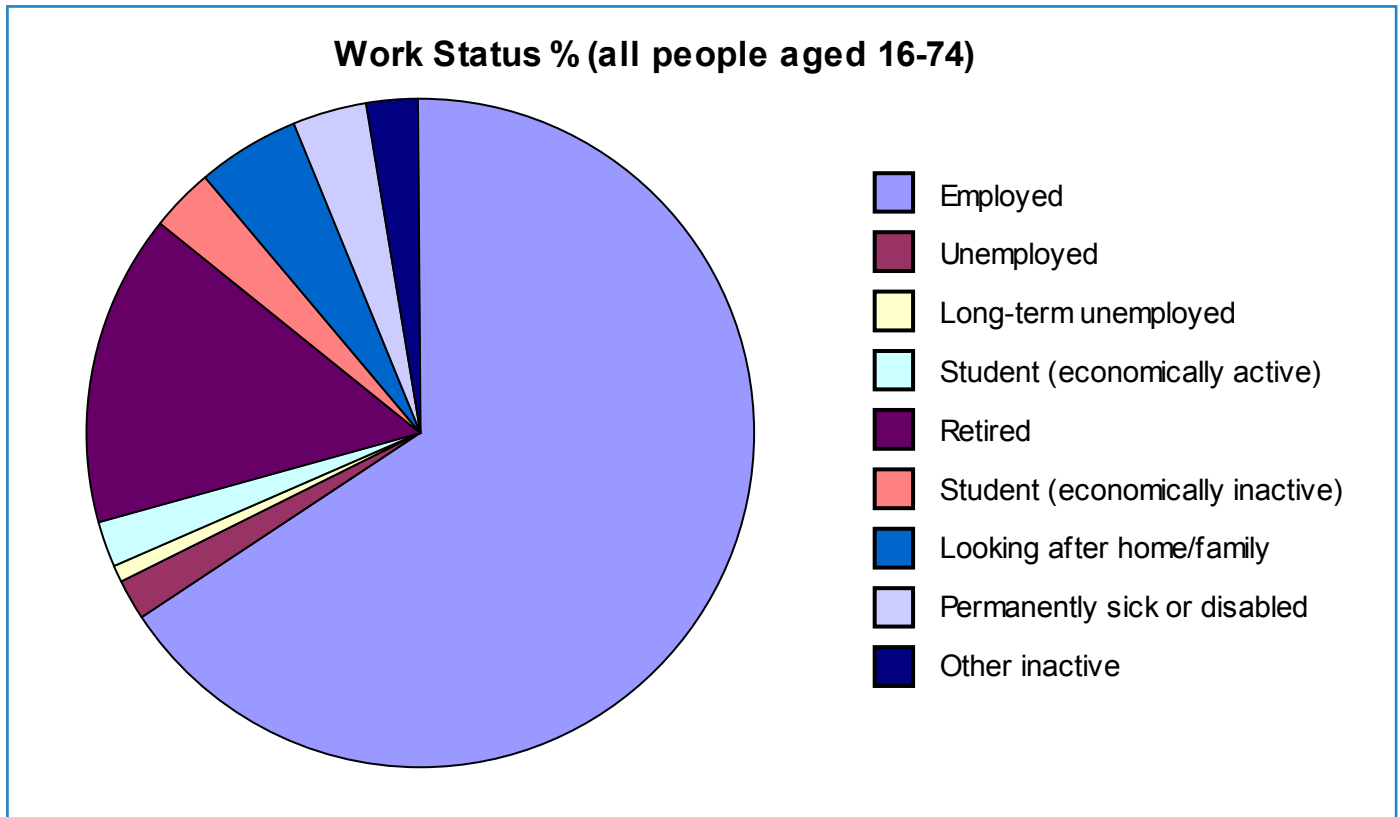
Economically Inactive					
		Bromsgrove (numbers)	Bromsgrove (%)	West Midlands (%)	National (%)
ALL PEOPLE	Economically inactive	8,600	16.3	22.5	21.8
	Wanting a job	1,000	1.9	4.8	5.2
	Not wanting a job	7,600	14.4	17.7	16.6
MALES	Economically inactive	3,100	11.3	17.1	16.7
	Wanting a job	(Estimate is less 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)

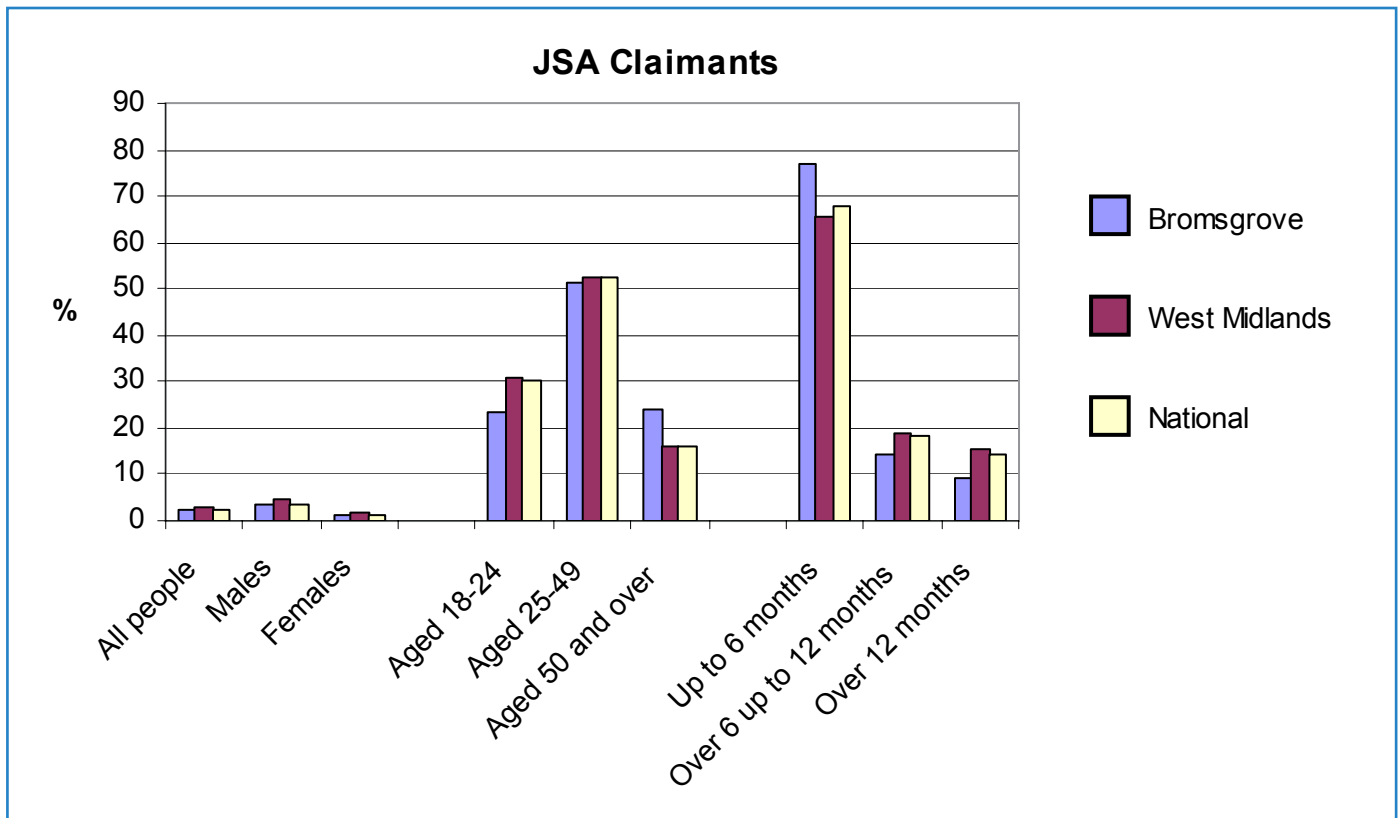


Appendix 3

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)

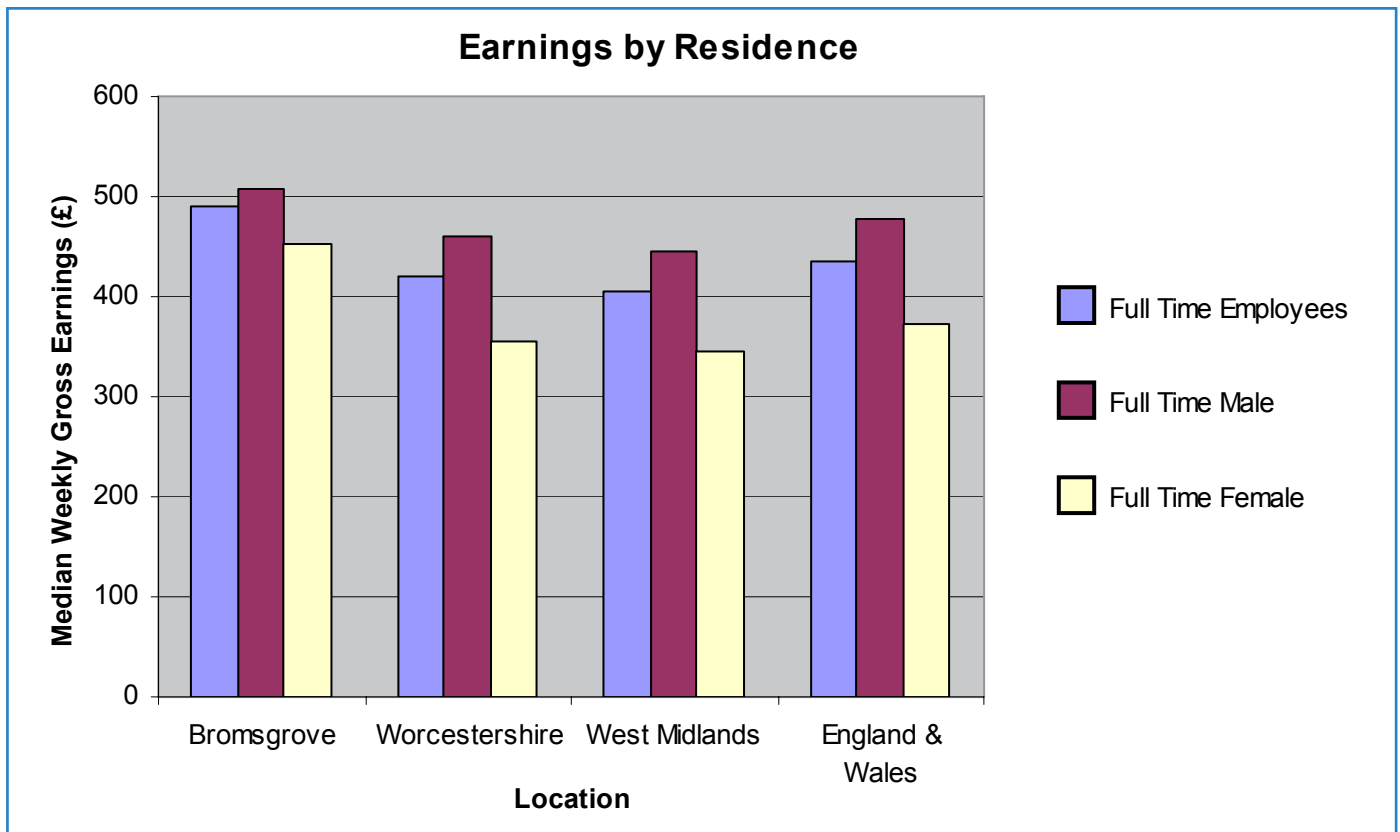


Appendix 3

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



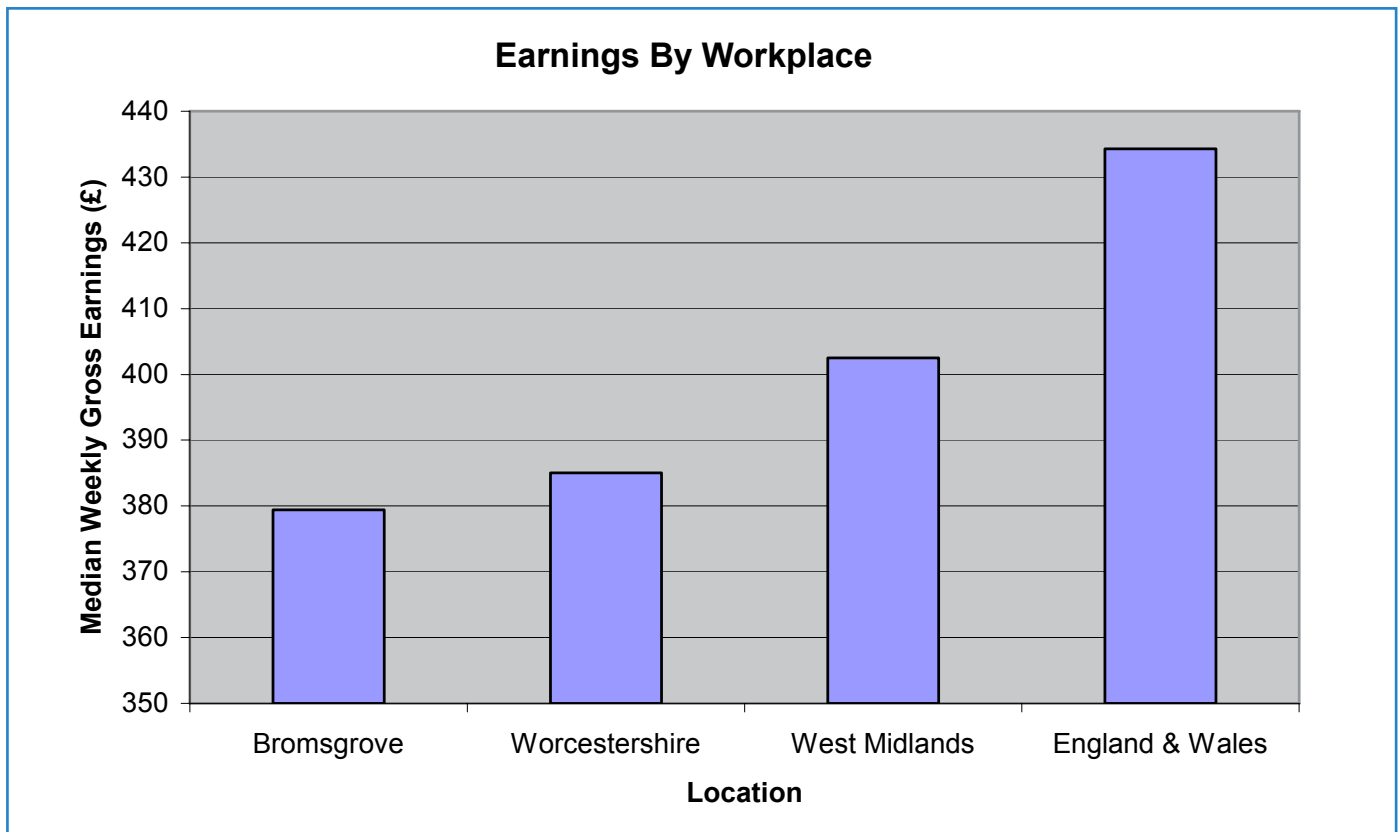
Source: Annual Survey of Hours of Earnings, 2005



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

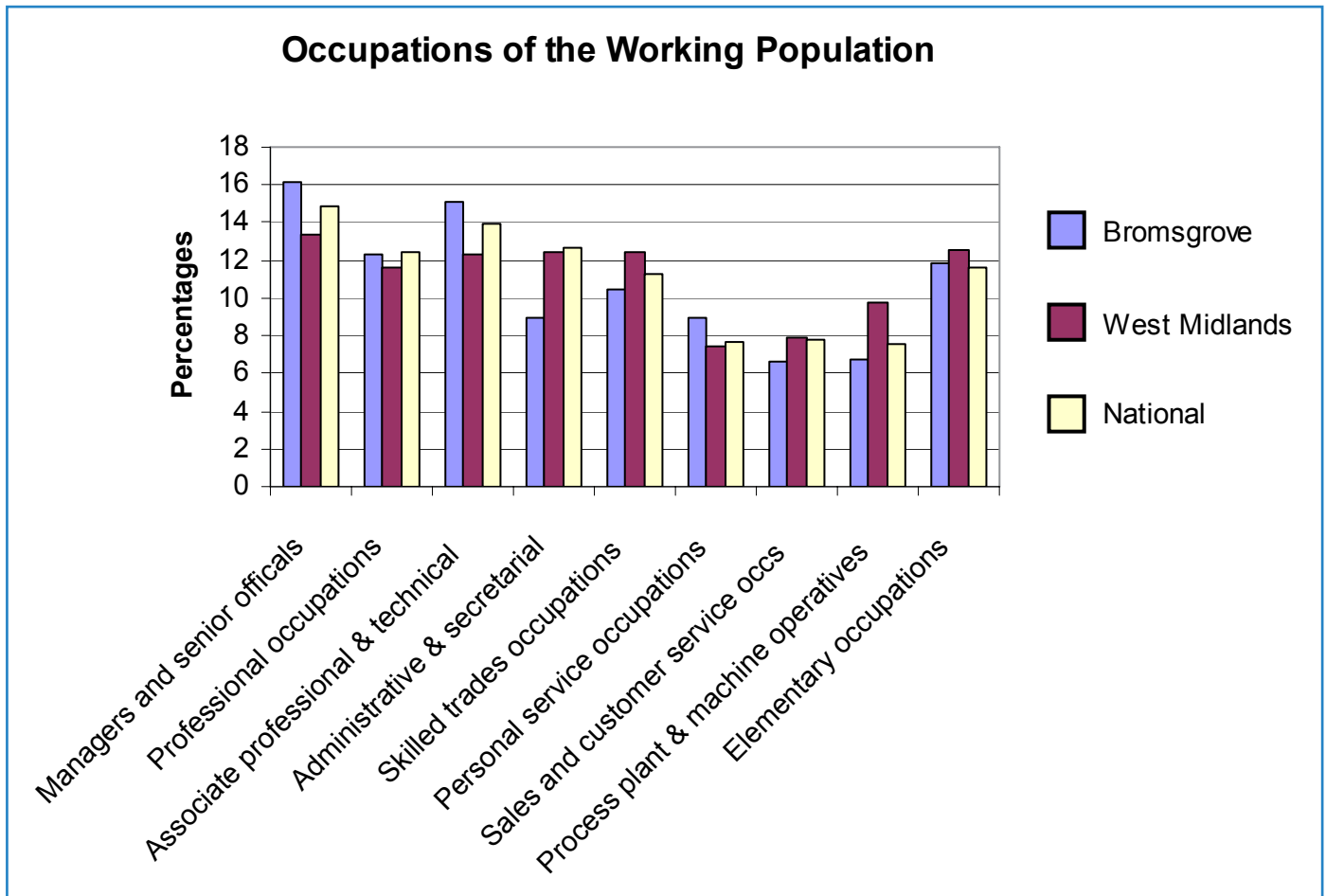


Appendix 3

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:

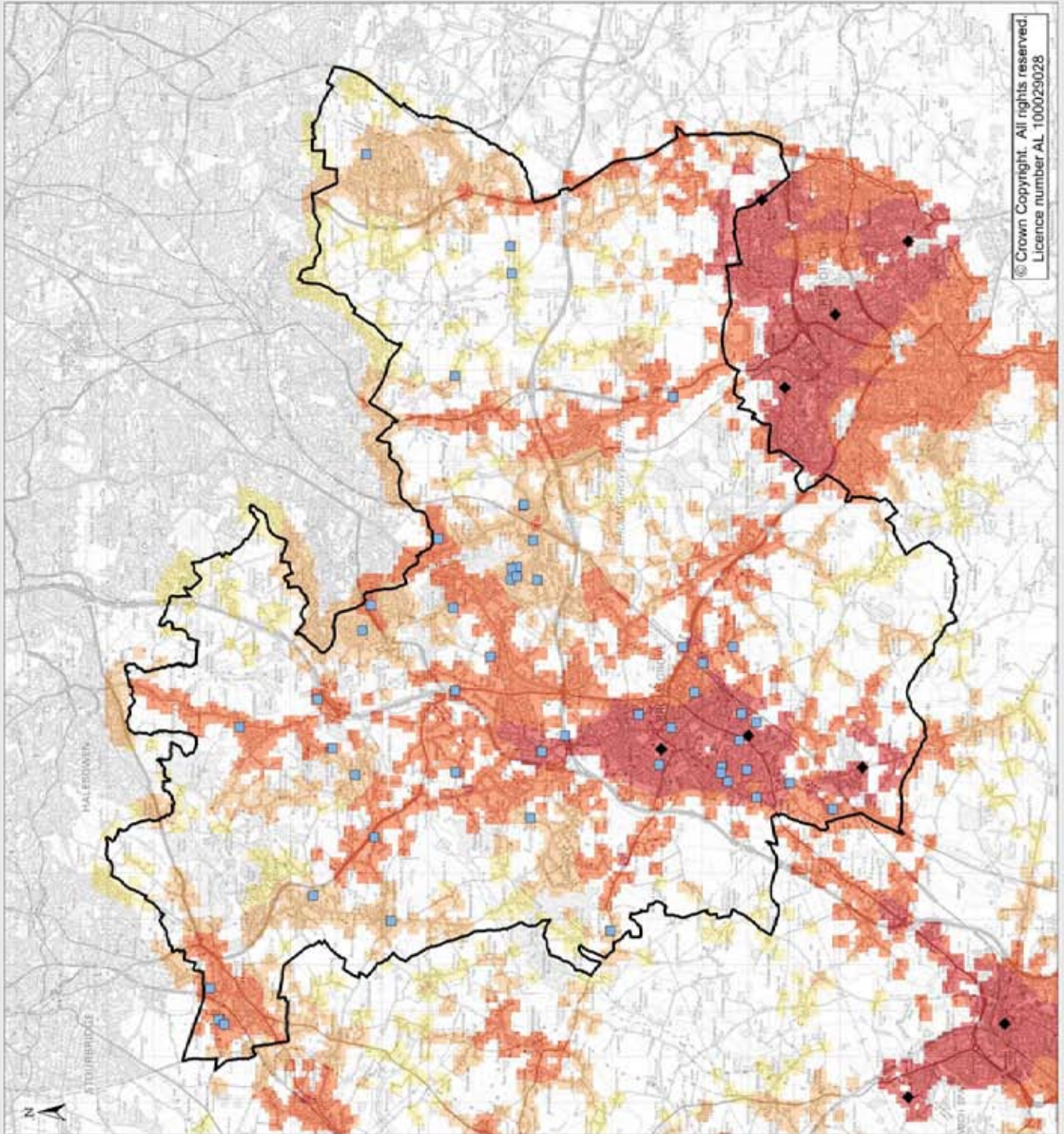
86 % (238 out of 276 dwellings)

Total Travel Time (minutes)



Employment
New Developments

Bromsgrove Boundary



© Crown Copyright. All rights reserved.
Licence number AL 100029028



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)

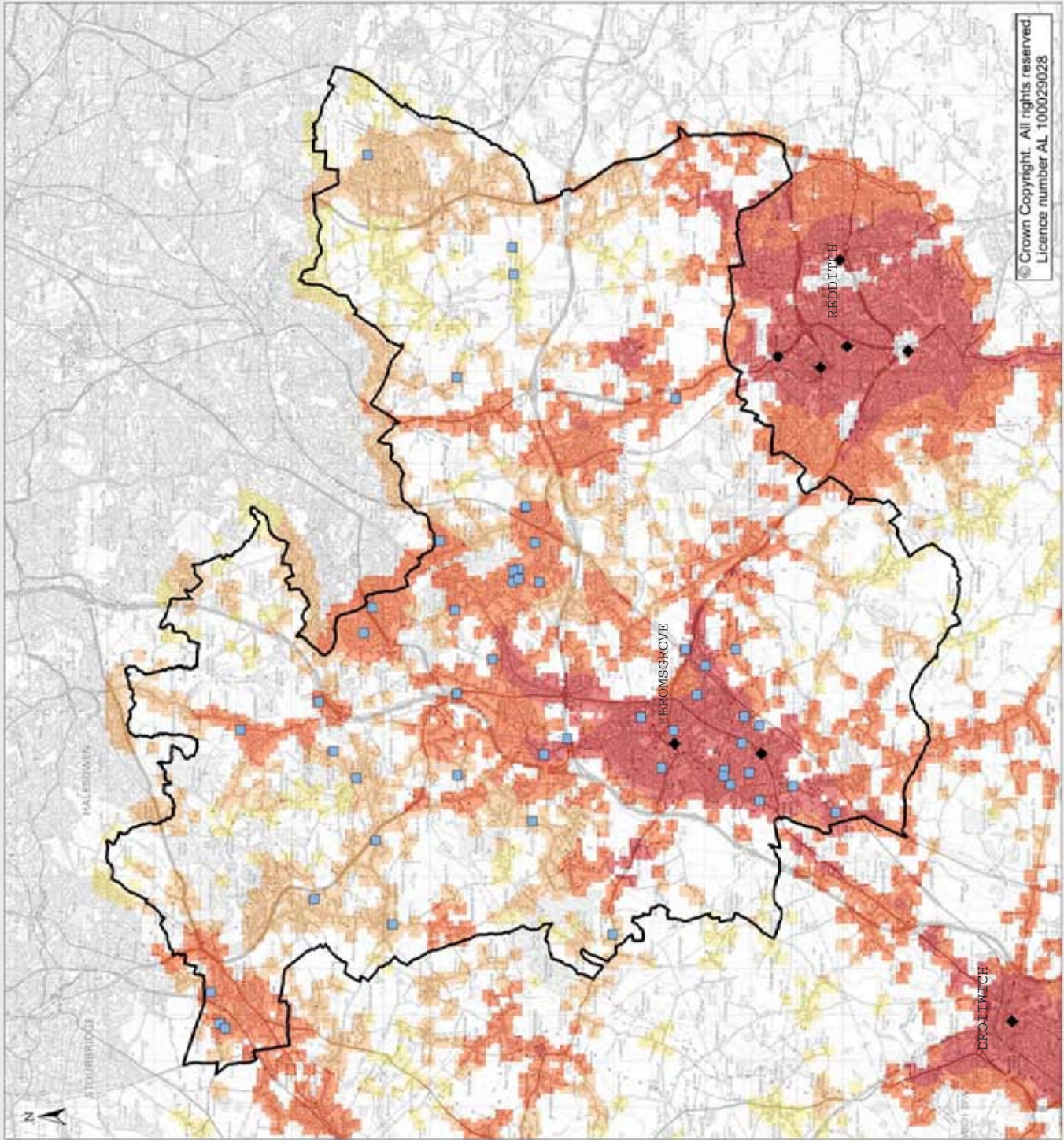
Percentage of dwellings within 30 minutes of a retail centre:

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

© Crown Copyright. All rights reserved.
Licence number AL 100029028

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)

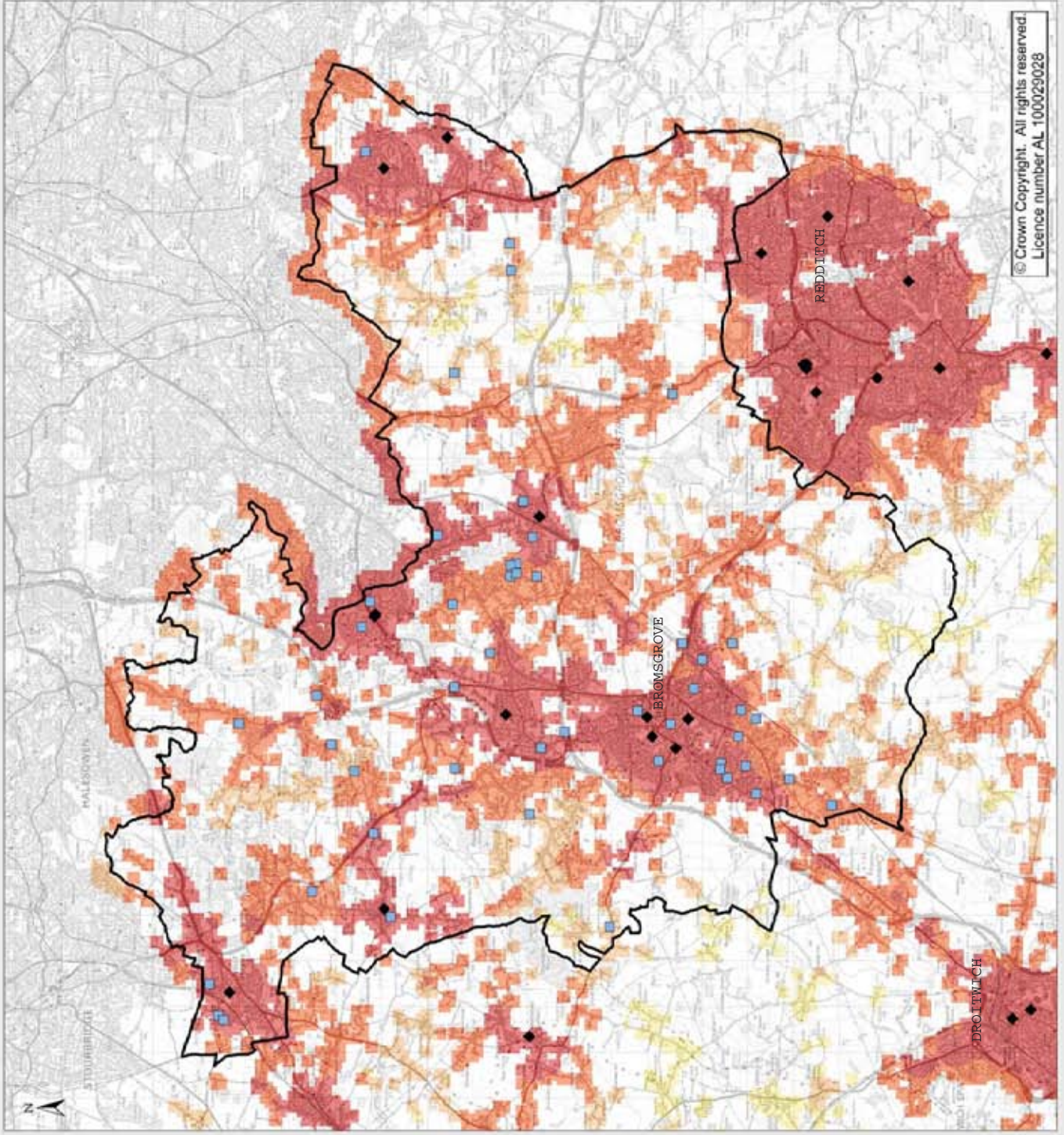
Total Travel Time (minutes)



◆ GP Surgeries

■ New Developments

□ Bromsgrove Boundary



© Crown Copyright. All rights reserved.
Licence number AL 100029028



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:

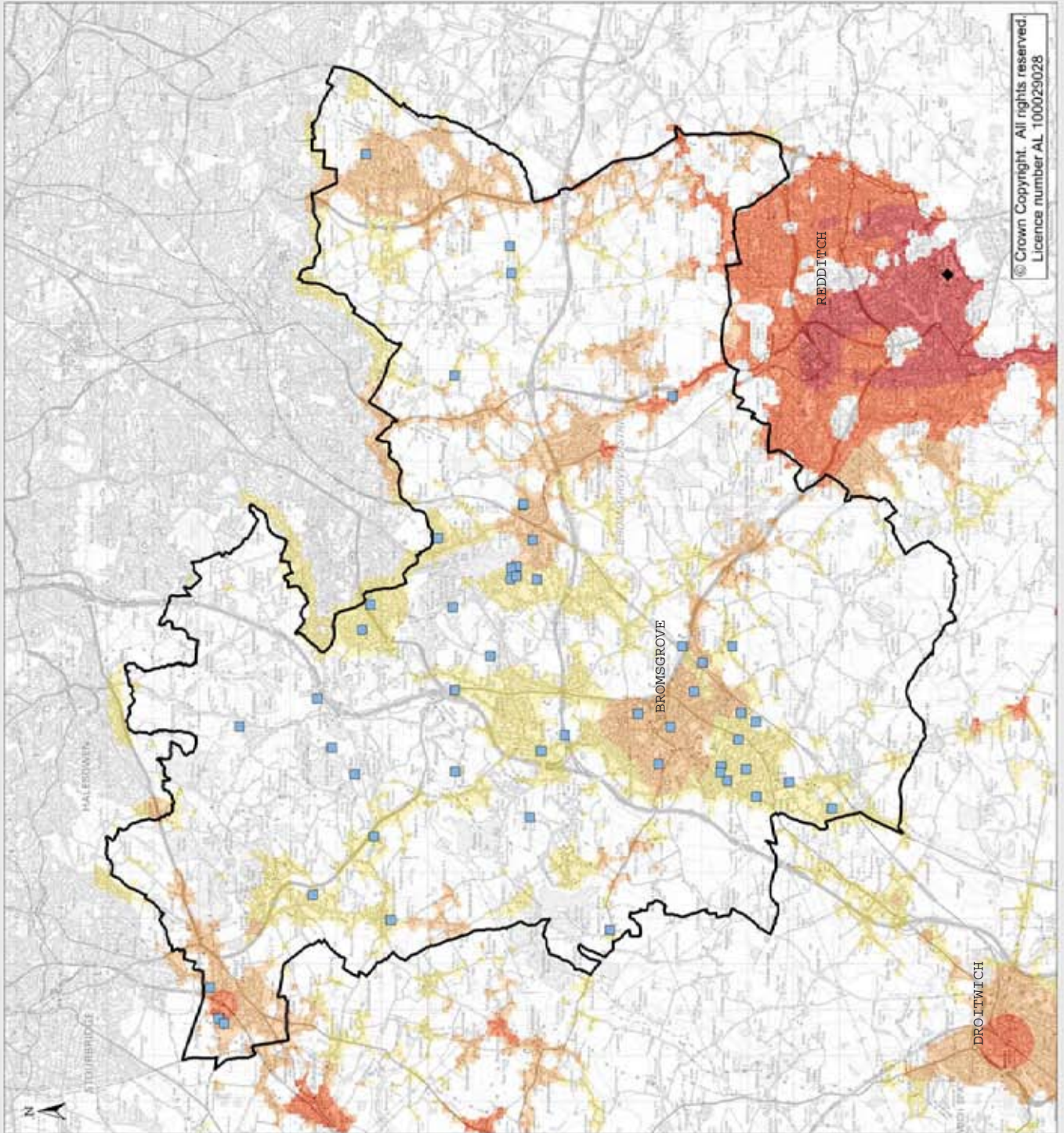
1 % (2 out of 276 dwellings)

Total Travel Time (minutes)



Hospitals
New Developments

Bromsgrove Boundary



© Crown Copyright. All rights reserved.
Licence number AL 100029028



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)

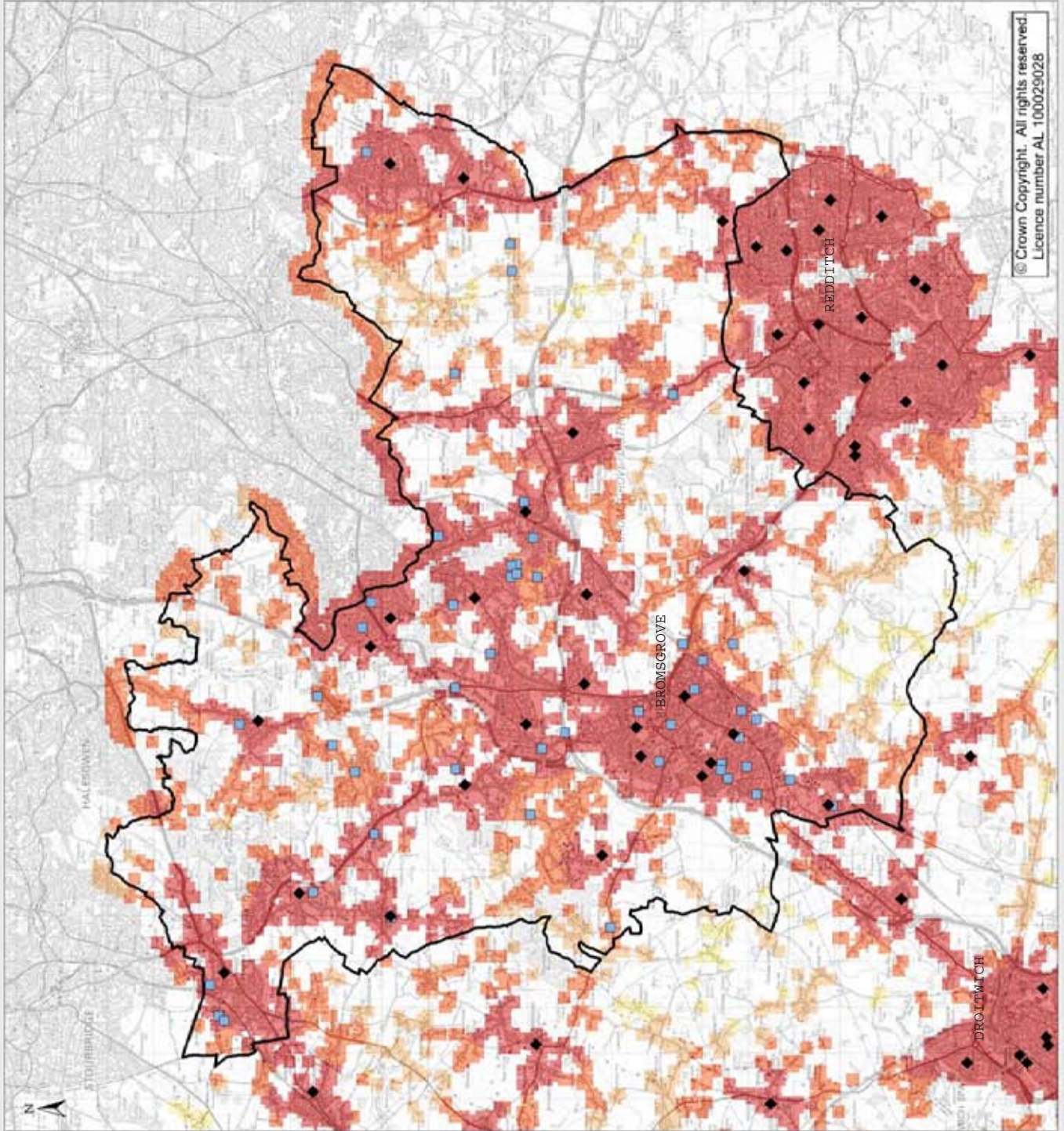
Percentage of dwellings within 30 minutes of a primary school:

99 % (274 out of 276 dwellings)

Total Travel Time (minutes)



- ◆ Primary Schools
- New Developments
- Bromsgrove Boundary



© Crown Copyright. All rights reserved.
Licence number AL 100029028

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:

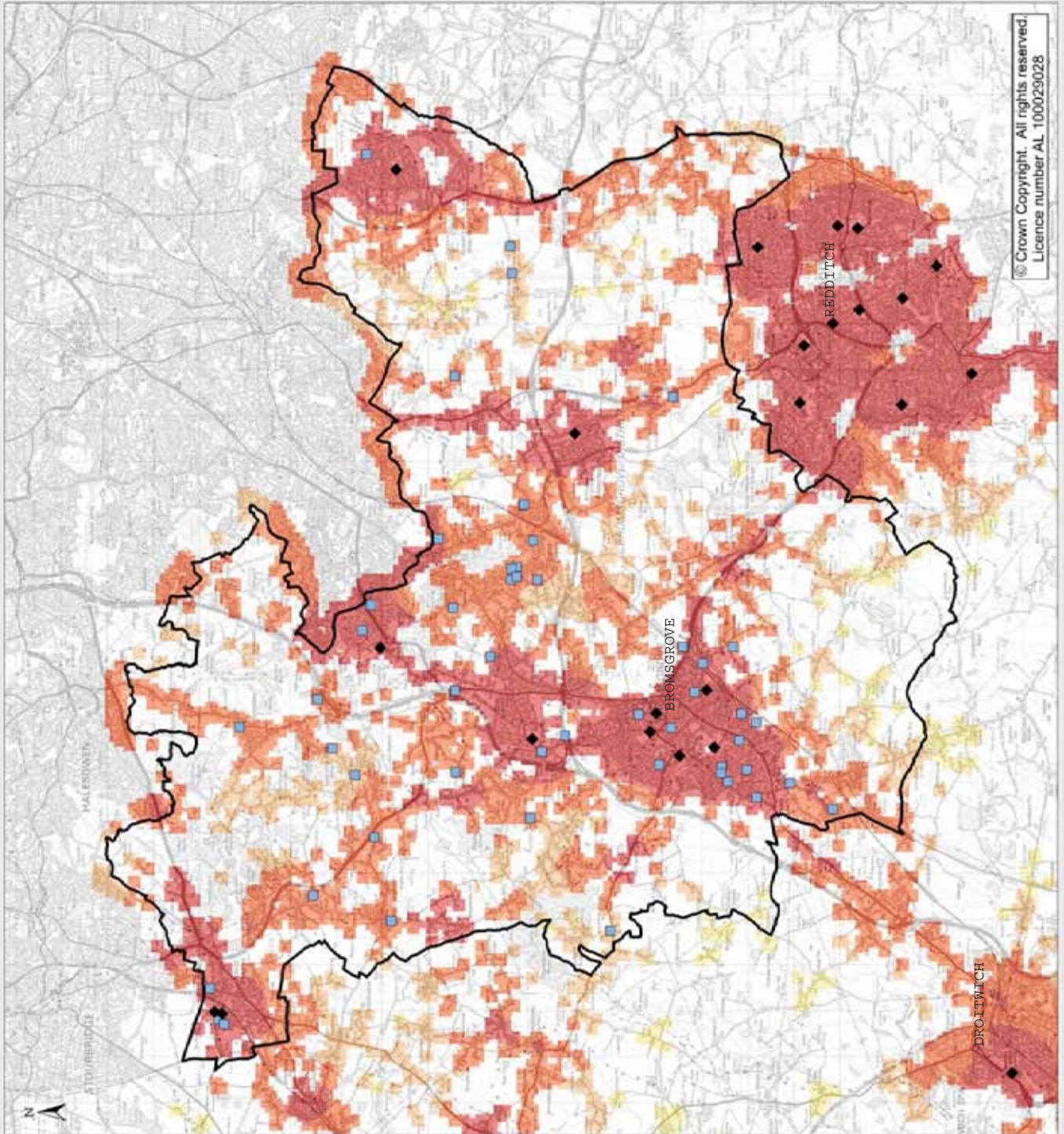
98 % (270 out of 276 dwellings)

Total Travel Time (minutes)



◆ Secondary Schools
■ New Developments

□ Bromsgrove Boundary



© Crown Copyright. All rights reserved.
Licence number AL 100029028





**This Document can be provided
in large print, braille, CD, audio tape and computer disc.**

Need help with English? Ethnic Access Link Tel: 01905 25121
'Potrzebujesz pomocy z Angielskim - skontaktuj się z Ethnic Access
Tel: 01905 25121'
Potrebujete pomôct's angličtinou? Kontaktujte etnickú prístupovú linku
na telefónom čísle 01905 25121
„Aveți nevoie de ajutor cu engleza? Contactați Ethnic Access la numărul
de telefon: 01905 25121.”
क्या अंग्रेजी में सहायता चाहिए? ऐथनिक ऐक्सेस लिंक [Ethnic Access Link]
से फोन: 01905 25121 पर संपर्क करें
آپ انگریزی میں مدد چاہتے ہیں— نسلیاتی رسائی [Ethnic Access]
01905 25121 سے رابطہ کریں ٹیلیفون:



Bromsgrove
District Council

www.bromsgrove.gov.uk



Planning and Environment Services

Bromsgrove District Council, The Council House, Burcot Lane, Bromsgrove, Worcestershire B60 1AA.

Tel: (01527) 881325/881323, Main Switchboard: (01527) 873232, Textphone: (01527) 881291, Fax: (01527) 881313, DX: 17279 Bromsgrove
e-mail: planningpolicy@bromsgrove.gov.uk