

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP

WEDNESDAY 16TH DECEMBER 2009

ANNUAL MONITORING REPORT 2008/09

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

1. SUMMARY

- 1.1 The report summarises the contents of the Annual Monitoring Report (AMR) for the period between April 1st 2008 and March 31st 2009.

2. RECOMMENDATION

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

3. BACKGROUND

- 3.1 Review and monitoring are key aspects of the Governments '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 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.
- 3.2 This is the fifth successive Annual Monitoring Report (AMR) produced by Bromsgrove District Council since the introduction of the new planning system in September 2004. The Planning and 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:
- implementation of the Local Development Scheme; and
 - the extent to which policies in the Local Development Documents are being achieved.

- 3.3 As required by the Planning Act and associated regulators, Bromsgrove District Council must undertake the following five key monitoring tasks:
- review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - assess the extent to which policies in the Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
 - where policies are not being implemented, explain why and set out what steps are to be taken to ensue that the policy is implemented; or whether the policy is to be amended or replaced;
 - identify the significant effects of implementing policies in Local Development Documents and whether they are intended; and
 - set out whether policies are to be amended or replaced.
- Source: Local Development Framework Monitoring: A Good Practice Guide, ODPM (2005, Pg.9).*
- 3.4 This AMR covers the period 1st April 2008 to 31st March 2009. However, in some cases the timeframe has been extended to beyond March 2009 where it was considered necessary to record such information, for example, when discussing LDS timetable milestones. Over the last two years the AMR has had to take into account the new government advice; Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008. The main findings of the 2008/09 AMR have been summarised as follows.
- 3.5 The Local Development Scheme (LDS) was revised and adopted back in March 2008; therefore the majority of Development Plan Documents have met their milestones and targets. However, some delays existed due to the Phase Two revision of the RSS, which only saw the Panel Report published on Monday 28th September 2009. Therefore delays have occurred to the timetable of the Core Strategy and Town Centre AAP, as well as the Affordable Housing SPD, although a draft document is currently being consulted on.
- 3.6 In total, 16,787.26m² of employment land floorspace was developed during the monitoring period. This brings the total amount of employment land completed from 2006 (the beginning of the plan period) to 69,027.37m². The District has a stable and strong business sector with the registration of businesses significantly higher than de-registrations. The continued development of high-technology firms at locations such as Bromsgrove Technology Park is likely to promote employment growth. The former MG Rover plant is also expected to see regeneration commence as the AAP was formally adopted in April 2009.
- 3.7 There were a total of 159 new dwellings built in the District over the monitoring period, with 79.2% of homes built at a density greater than 30 dwellings per hectare, the minimum recommendation from PPS3. The

regional target for future housing provision being on Previously Developed Land (PDL) is 76% and 68% for Worcestershire. Bromsgrove has successfully achieved high figures with 95.23% of this AMR's housing being on PDL. Of these completions, there were 98 affordable housing units, which is significantly higher than last years figure of 31 affordable housing units. This figure is considerably higher than the Bromsgrove District Council's target of 80 per annum, which was proposed as part of the Council Plan in 2008.

- 3.8 Bromsgrove District is predominantly rural leading to an over reliance on private transport. However, the majority of new development, whether commercial or residential, has been located either in or around Bromsgrove Town, or other large villages - which are the most sustainable locations in regards to public transport. All non-residential development has complied with car parking standards set out in the Local Plan. A large proportion of new residential development has been built within 30 minutes public transport time of key services, including GP surgeries, schools, employment areas, and retail centres. Future retail development will be focused in Bromsgrove Town centre through the Area Action Plan, which went through a consultation on the Issues and Options during this AMR period.
- 3.9 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 conditions of Sites of Specific Scientific Interest (SSSIs) within the District are still below government targets, which aim to be rectified by 2010. One SSSI improved slightly and is no longer in a state of decline, whereas the other twelve SSSIs remained in the same condition as last year. The Council has monitored planning applications where it was considered that there would be a significant impact on biodiversity. In all granted planning permissions, biodiversity implications were considered fully and conditions established 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.
- 5.2 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; and,
- (d) Contain such other matter as is prescribed.

6. COUNCIL OBJECTIVES

6.1 Objective 1: Regeneration - Priorities: Town Centre and Housing

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 terms of delivering regeneration to the town centre. Housing completions in relation to RSS targets are monitored, which indicates how successful the District is in terms of housing regeneration.

Objective 2: Improvement

The AMR identifies the number of affordable housing completions that have occurred over the past year, as well as denotes progression with the environmental quality of the District. The Council can assess how it has improved each year through the figures in the AMR.

Objective 3: Sense of Community and Well Being

The AMR monitors all parts 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.

Objective 4: Environment - Priorities: Clean Streets and Climate Change

The AMR assesses the environmental quality of the District by recording changes in areas of biodiversity importance and areas designated for their intrinsic environmental value. The AMR also records the amount of renewable energy that is generated through new planning applications each year.

7. RISK MANAGEMENT INCLUDING HEALTH & SAFETY CONSIDERATIONS

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

- Non legally compliant Strategic planning service

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment Services
Key Objective Ref No: 6

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

7.3 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.

7.4 Progress on the LDF is monitored by the government through the Local Development Schemes and Annual Monitoring Reports produced by the Strategic Planning Team, 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. VALUE FOR MONEY IMPLICATIONS

10.1 There are no implications regarding value for money.

11. CLIMATE CHANGE AND CARBON IMPLICATIONS

11.1 The AMR assesses the environmental quality of the District by recording changes in areas of biodiversity importance and areas designated for their intrinsic environmental value. This allows the Council to assess where negative impacts have taken place within the environment in order for them to be rectified. The AMR also records the amount of renewable energy that is generated through new planning applications each year in order to see what is being done across the District to combat climate change.

11.2 These environmental indicators enable the Council to prepare and/or adapt to the risks and opportunities of climate change by specifying where areas are most at threat. Monitoring applications that were considered to have significant impacts on biodiversity and subsequently implementing planning conditions, allows the Council to see if advice from the Worcestershire Wildlife Trust is being utilised to full effect.

12. OTHER IMPLICATIONS

Procurement Issues	None
Personnel	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.
Biodiversity	Monitoring will enable the development of future policies for the environment.

13. **OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	No
Joint Chief Executive	No
Executive Director - Partnerships and Projects	No
Executive 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

14. **WARDS AFFECTED**

All wards.

15. **APPENDICES**

Appendix 1 Annual Monitoring Report 2008/09

16. **BACKGROUND PAPERS**

None.

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