

Bromsgrove District Council
Draft Annual Monitoring Report
2008/09

Executive Summary

The Annual Monitoring Report (AMR) is prepared by Bromsgrove District Council each year in accordance with the requirements of the new development plan system. It aims to monitor the policies and proposals that have been adopted and determine the effects they are having and then modify or replace the policies and proposals deemed necessary. 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.

Below is a summary of the key findings for the 2008-2009 AMR.

Local Development Scheme

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 small delays have occurred to the timetable of the Core Strategy and Town Centre AAP, as well a major delay to the Affordable Housing SPD, as the Council felt the updated housing figures within the RSS revision were needed to progress adequately. A draft document went to consultation on 30th November 2009.

Business Development and Town Centres

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.

Housing

There were a total of 159 new dwellings built in the District over the monitoring period, with 79.2 per cent 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.

Transport and Local Services

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.

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 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.

Chapter One: 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 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.

Monitoring plays a role at the examination into DPDs. During examinations, DPDs are tested thoroughly in order to consider whether they are justified, effective and consistent with National Policy. To be justified a DPD must be founded on a robust and credible evidence base and to be considered effective a document must be able to be monitored. If the DPD is found to be unsound it will not be recommended for adoption.

1.2 What is the Annual Monitoring Report?

This document 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:

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

As required by 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 the Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
- iii) 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;
- 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, Pg.9).

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.

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 five years since the Act was introduced (Sept. 2004) work has begun producing a number of 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. As a consequence, part of this AMR will focus on policies detailed in the Bromsgrove District Council Local Plan (Jan. 2004).

1.4 Monitoring of Sustainability Effects

Sustainable Development is a key theme in the 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 and 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 the plan unsound.

The monitoring process will be used to assess the effects of DPD policies on sustainable development. It will enable the Council to identify any unforeseen adverse effects so the appropriate mitigation measures can be implemented to alleviate any negative impacts. 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 Two: Monitoring Local Development Framework Preparation

This chapter will monitor the progress in meeting the targets and milestones established in the Local Development Scheme and the need for any new documents to be introduced. It also gives an indication of any adjustments that will be required to the LDS timetable since its adoption in March 2008.

Chapter Three: Context

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

Chapter Four: Monitoring the Bromsgrove District Local Plan 2004-2011

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

Chapters Five to Eight: Local Development Framework Indicators

These four chapters of the AMR will set out the Core Output Indicators recognised by Government Office, as well as the local indicators used by Bromsgrove District Council. The chapter headings used are:

- Business Development and Town Centres
- Housing
- Transport and Local Services
- Environmental Quality

All Local Authorities are expected to monitor the Core Output Indicators, which are considered to provide the basis for all policy monitoring. These chapters will also incorporate the local indicators to provide greater policy coverage and will reflect local circumstances. These include policy targets set out in the adopted Bromsgrove District Local Plan. It will not be possible to include an indicator for every policy in the Local Plan, as this would be impractical. Instead, policies that have data sources available for the AMR period 1st April 2008 to 31st March 2009 have been selected for monitoring purposes.

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 – 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 as follows:

- Planning Policy Statement 12: Local Spatial Planning (PPS12) (ODPM, 2008)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (ODPM, 2008)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)

For further information contact:

Bromsgrove District Council

Strategic Planning
Planning & Environment Services
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA

Tel: 01527 881328

Email: LDF@bromsgrove.gov.uk

Whilst as much care as possible has been taken to ensure the accuracy of the information contained in this document, it is not a definitive list of planning applications determined by the Council.

Chapter Two: Monitoring Local Development Framework Preparation




2.1 Introduction



As stated in the 2004 Planning and Compulsory Purchase Act, Bromsgrove District Council is required to set out in its Annual Monitoring Report how the planning department is performing in relation to the milestones recognised in the Local Development Scheme (LDS). This chapter will set out the Council's performance and progress. It will also give an indication of any adjustments that will be required since the adoption of the LDS.




2.2 Local Development Scheme

The LDS is a vital component to the successful management of the LDF, as it sets out Bromsgrove District Council's three-year project plan. The latest version was submitted to Government office and formally adopted in March 2008 in accordance with relevant changes to the Regional Spatial Strategy. One of the roles of the Annual Monitoring Report is to assess the progress made on the LDS and, where there has been some slippage, explain why this has occurred and how the Council intends to respond.

Although the AMR is only required to cover the 12-month period 1st April 2008 to 31st March 2009, Bromsgrove District Council have also assessed the period up to December 2009 for the purposes of monitoring the targets and milestones set out in the LDS. The table below indicates the targets the Council intends to achieve within its LDF by the end of 2009. It records what was actually achieved and highlights, where necessary, where revisions will be needed to the LDS. The performance of each milestone has been rated as follows:

	Excellent - Indicates that the milestone has been reached, or that slippage has not been by more than three months
	Fair - Indicates that the milestone was not met, and slippage has been by more than three but not more that six months.
	Poor - Indicates that the milestone was not met, and slippage has been more than sixth months

LDS Target: By Dec 2009	What was achieved: By Dec 2009	Delay	Rating
Annual Monitoring Report			
Submission to government office	Submitted	None	
Core Strategy			
Consultation of Draft Core Strategy, Submission to the Planning Inspectorate and Consultation of Submission Document. Also the commencement of the	Consultation on the Draft Core Strategy was completed from October 2008 to February 2009. The document was not submitted	3-6 months	

Examination Period	to the Planning Inspectorate or an EiP undertaken		
Longbridge Area Action Plan			
Commencement of the Examination Period, Receipt of the Binding Report, and Adoption	The Examination ended in December 2008, and the AAP published on 10 th February 2009, before being formally adopted on 29 th April 2009.	2-3 months	
Affordable Housing SPD			
Preparation of Issues and Options and Adoption	Draft document prepared and published, consultation began on 30 th November 2009	6+ months	
Town Centre AAP			
Preparation of Issues and Options, as well as consultation on Preferred Options	Issues and Options prepared and consulted from June to October 2008	3-6 months	

Annual Monitoring Report

Bromsgrove District Council submitted the Annual Monitoring Report for the period 1st April 2008 to 31st March 2009 to Government Office in December 2009. The Council therefore considers performance against this milestone to be **excellent**.

Core Strategy

Work began on the Core Strategy in accordance with the timetable set out in the LDS. Following on from an Issues and Options consultation in 2007, this AMR period has led to the production of a Draft Core Strategy that went to consultation from 31st October 2008 to 16th February 2009. During this AMR period, there have been various forms of technical work conducted in order to support the Core Strategy, including a Strategic Flood Risk Assessment, Strategic Housing Land Availability Assessment, and ongoing meetings with a wide range of key stakeholders. However, due to the revision of the RSS Phase 2, an increase in housing figures and issues associated with Redditch has delayed the process of the Core Strategy. Although this was beyond the control of Council, the slippage has been greater than three months and therefore performance against this milestone is deemed **fair**.

Longbridge Area Action Plan

Bromsgrove District Council, Birmingham City Council and Worcestershire County Council worked together on preparing an Area Action Plan for the former MG Rover works at Longbridge. The revised LDS in 2008 took into account delays that took place due to resource issues, and has subsequently progressed significantly. The Public Examination began in November 2008 and was completed on 4th December 2008. The examination was adjourned during this period to allow further evidence to be produced. The Planning Inspectorate published the full report into the Longbridge Area Action Plan on the 10th February 2009. The plan was judged sound subject to some minor amendments. These amendments have now been made and the plan was formally adopted by both Bromsgrove District Council and Birmingham

City Council on the 29th April 2009 as the development plan for the former MG Rover site. The minor delays encountered were out of the hands of Bromsgrove District Council and therefore the Council feels progress of this milestone is **excellent**, as it was due to unforeseen circumstances.

Affordable Housing SPD

A draft Affordable Housing SPD has been published and went to consultation on 30th November 2009. There has been a significant delay from the LDS timetable, which expected adoption in February 2009. The Council felt there was no need to progress the Affordable Housing SPD as the District was in a position of oversupply in terms of housing and a moratorium was enforced. The RSS Panel Report was published on 28th September 2009, which allocated an increased from 2,100 to a figure of 4,000 dwellings for the District over the plan period (2006-2026). The Council is no longer in a position of oversupply; therefore, it is imperative affordable housing provision is sought from market housing. The LDS will be revised to take into account the delay. For the purpose of this AMR, this milestone has been rated as **poor**, as its completion has been by longer than six months.

Town Centre AAP

Bromsgrove District Council is committed to regenerating the Town Centre in order to do this it is preparing an Area Action Plan to help guide the process. This AMR period has seen the completion of the Issues and Options, although has failed to consult on a Preferred Options document, failing to reach the intended target set in the LDS. This slippage has not been by more than six months and therefore the Council assesses this milestone progression as **fair**.

2.3 Adjustments to the Local Development Scheme Timetable

The LDS was adopted fairly recently (March 2008), and has satisfied the timescales set for the majority of milestones. However, some delays occurred in some LDDs, mainly due to the Phase 2 revision of the RSS. This situation could not be avoided, although the following changes are proposed to the LDS in respect of achieving milestones:

- Delaying the submission to Inspectorate of the Core Strategy due to the revision of the RSS;
- Revised timetable of the Draft Affordable Housing SPD;
- Revised timetable of the Town Centre AAP.

Chapter Three: Context

The monitoring process involves assessing the extent to which planning policies are being achieved. In order to develop an understanding of how successful planning policies have been, it is first necessary to develop an understanding of the key characteristics, issues, challenges and opportunities of the area. In July 2005 Bromsgrove District Council published its Sustainability Appraisal Scoping Report which has since been updated in August 2008. 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 was updated in 2008 to accurately reflect the District and provide a basis for the Draft Core Strategy. This chapter will use the Sustainability Appraisal Scoping Report combined with more recent data to provide contextual information for the Bromsgrove District.

3.1 District Profile

Bromsgrove District is situated in north Worcestershire lying to the south west of the West Midlands conurbation. The District is bounded by Birmingham, Dudley, Solihull, Redditch, Wyre Forest, and the largely rural districts of Wychavon and Stratford-on-Avon. The District covers approximately 21,714 hectares. Although located only 22km (14 miles) from the centre of Birmingham, the District is predominately rural with approximately 91% of the land designated Green Belt.

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

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 adversely puts pressure on the Green Belt.

3.2 Characteristics of District

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

3.3 Social Characteristics

In 2009 Bromsgrove District has a projected resident population of 92,300, which is fairly balanced between men (49.4%) and women (50.6%). At the time of the 2001 Census Bromsgrove District had a population of 87,837, indicating that Bromsgrove's population has increased by approximately 4,463 over the last eight years. Projections for the District anticipate the total population will reduce slightly to 89,600 by 2016 and 87,100 by 2026. The average age of residents is 40.7 years, which is slightly higher than the national average of 38.8 years (*National Statistics mid-2007*). In 2006, 34% of the

population was over the age of 60 and almost 18% under the age of 15. Therefore, these statistics signify a rising population in the District with a slightly older population than the national average. This could have an impact on service delivery, including, accessible transport options for the less mobile and suitable housing needs for the elderly. The majority of Bromsgrove's population are white Caucasian (94.1%) compared to 88.2% across England (*National Statistics mid-2007*).

When compared to the rest of Worcestershire, Bromsgrove District has the lowest instances of deprivation, and ranks in the bottom fifth of most deprived local authorities across England (299th out of 354 authorities). 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 (*DCLG Indices of Multiple Deprivation 2007*).

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

The housing market in the District has been buoyant in recent years due to its close proximity to the West Midlands conurbation. Although due to the current economic climate house prices have fallen 13.6% in the District over the past year, they are still relatively high compared to the rest of the West Midlands. In 2009 the average house price was £213,232 compared with £139,146 in neighbouring Birmingham, and the West Midlands average of £160,866 (*Land Registry 2009*).

At the time of the 2001 Census there were 35,168 dwellings in the District. From this total, 29,136 were owned, 2,178 privately rented or people living rent free, 138 shared ownership, and 3,716 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 the owner-occupied sector with a total of 83% of the properties in the District being owner-occupied. This figure is significantly higher than Worcestershire (75%) and across England (68%) (*2001 Census*). 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%.

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 preferred options of the RSS Phase 2 revision states 4,000 new homes will need to be provided in Bromsgrove between 2006 and 2026. The Draft Core Strategy contains a number of policies that strive to deliver these houses over the period, however, until the Core Strategy has been adopted, housing supply will continue to be strictly controlled.

Education in Bromsgrove is administered by Worcestershire County Council, which controls 27 schools in the District. These include: fifteen first, five middle, two high schools and five special schools. There are also independent schools such as The Bromsgrove School. Over the last decade, demand for school places has increased by

18.75%, due to the considerable development in the area created by Bromsgrove's convenient location on the M5 corridor and its boundary with the major Birmingham conurbation.

In 2005 Worcestershire County Council received approval for a £60 million PFI bid to help fund the rebuilding of seven of the District's schools, in order to accommodate the extra demand now being placed upon them and is seen as a way of streamlining the education system.

3.4 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 fragments 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 five Landscape Protection Areas within the District, which include the Clent and Lickey Hills, as well as 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 eight sites of Special Scientific Importance (SSSIs), which are in various states of recovery, decline or stability. There are also ninety-six Special Wildlife Sites (SWS) and a number of smaller localized 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 national statistics. The number of people traveling 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 contribute 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 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.

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. Noise pollution from traffic can be reduced by using better road

treatments, barriers and through traffic calming measures. Localised pollution is also caused by closed landfill sites.

New development is being concentrated on brownfield sites to protect the openness of the greenbelt and ensure the quality of the environment and important areas of biodiversity in the District are protected.

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; 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.

3.5 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 conurbation, many inhabitants in Bromsgrove commute to work in Birmingham.

Due to the current economic climate, unemployment levels have increased significantly in Bromsgrove to 4% of the population unemployed for the three months to August 2009, although this compares favourably to the national average of 7.9% over the same period (Worcester County council, 2009; ONS, 2009). The average annual earnings of people who work within the District is £19,444, which is lower than the West Midlands average £22,540 and the national average £24,204 (ASHE, 2007). Conversely, the average annual earnings for residents in Bromsgrove District is £28,371, which is considerably higher than the West Midlands average £22,546 and the national average £24,242 (ASHE, 2007). 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 types of jobs and pay available within Bromsgrove compared with the average wages of the population. Industries with higher paid jobs need to be encouraged to stay or locate in the District so as to correct this imbalance and reduce the daily flow of the population to other employment centres which is unsustainable.

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 Bromsgrove Technology Park, which is expected to create approximately 700 jobs. The 9 hectare (23 acre) site was formerly housed by Garrington Forgings.

Buntsford Gate located on the A38, is a 9 hectare (23 acre) site that contains a mixture of top quality offices that appeals to professional and service industries. Ravensbank Business Park is a 18 hectare (44 acre) site located near to Redditch. It comprises of warehousing and manufacturing units, which serve most of Western Europe and create around 300 jobs. There are also a number of office developments on site.

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

In Longbridge, the MG Rover car plant closed in April 2005. Approximately 5,850 jobs were lost and an estimated £410 million was lost to firms based in the West Midlands as part of the supply chain. Although the Districts employment levels did fluctuate with the closure of the plant, unemployment levels have returned to a low of 1.6%. The Longbridge Area Action Plan (AAP) intends for 10,000 jobs, over 1,450 new homes, built to high environmental standards, a new local centre to provide a wide range of retail, leisure, commercial and community facilities and a series of public transport and highway improvements. The overall aim of the plan is to create a truly sustainable and well designed community. The current AMR period has seen the Longbridge AAP materialize somewhat, with the conclusion of the hearing sessions of the Examination in Public (December 2008), whereby the inspectors report judged the plan sound, and the adoption of the AAP in April 2009.

The District's retail activity is focused 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, including Redditch (8 miles), Birmingham (16 miles), Worcester (14 miles) and Merry Hill (14 miles). While Bromsgrove has its own attractions, trade is lost to such centres in neighbouring areas. Bromsgrove District Council is committed to regenerating the Town Centre, and has prepared an AAP in order to do this. During the current AMR period the Bromsgrove Town Centre AAP has been prepared and consultation has taken place on its issues and options. It is hoped the plan will progress significantly next year.

3.6 Key Issues

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

- Rising older population
- Meeting the government targets for new housing and employment land
- Barriers to housing and services in rural areas
- Large identified Greenfield sites for future development needs
- An increase in young residents leaving in search of work and housing
- Reducing fear of crime
- Under-provision of affordable housing
- Implications of redeveloping brownfield sites
- High car usage and congestion
- Local public transport needs improvement
- Commuting out of the district
- Local facilities to meet the needs of the population
- Responding to climate change
- Air quality
- Changing economy

- Degradation of the natural and built environment
- The revival of the town centre as well as regeneration at Longbridge
- Keeping the sense of community 'alive'

3.7 Objectives of the Local Development Framework

The objectives for the Local Development Framework are outlined below. These objectives were developed using evidence from the baseline characterization 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 Four: Monitoring the Bromsgrove District Local Plan 2004-2011

4.1 Introduction

Monitoring of housing and employment development has always been a key feature when monitoring Local Plan performance. However, more recently, councils are expected to undertake monitoring of other key developments that include retail, leisure and transport. The 2004 Planning and Compulsory Purchase Act requires local planning authorities to take a more dynamic approach to monitoring in order to appreciate the wider social, economic and environmental issues affecting their areas. The Act also promoted the effectiveness planning policies has on spatial change, and the monitoring process has adapted to acknowledge this.

This Annual Monitoring Report monitors the Bromsgrove District Local Plan against the Government's Core Output Indicators, the Council's corporate objectives and key targets from planning policy documents. In July 2008, the Government published a new amended set of Core Output Indicators, which are reflected throughout this AMR. Bromsgrove District Council has used these indicators as the basis for monitoring, but will also include a number of local indicators that are relevant to the District. The structure of this AMR was amended slightly in 2008 to reflect the updated Core Output Indicators.

4.2 Core Output Indicators

The core output indicator topics chosen for Bromsgrove District Council's Annual Monitoring Report 2009 are as follows:

- Business Development and Town Centres
- Housing
- Environmental Quality

The Core Output Indicators follow the guidelines set out in the LDF Monitoring: Good Practice Guide (ODPM, 2005). They will also take into account the Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. 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' five to eight of the Annual Monitoring Report, these indicators will be used as chapter headings with the relevant data presented under each heading. The Core output indicators used are:

Business Development and Town Centres

BD1: Total amount of additional employment floorspace – by type (B1, B2, B8)

BD2: Total amount of employment floorspace on previously developed land – by type (B1, B2, B8)

BD3: Employment land available – by type (B1, B2, B8)

BD4: Total amount of floorspace for 'town centre uses'

Housing

H1: Plan period and housing targets

H2 (a): Net additional dwellings – in previous years

H2 (b): Net additional dwellings – for the reporting year

H2 (c): Net additional dwellings – in future years

H2 (d): Managed delivery target (Housing Trajectory)

H3: New converted dwellings – on previously developed land

H4: Net additional pitches (Gypsy and Traveller)

H5: Gross affordable housing completions

H6: Housing Quality – building for life assessments

Environmental Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

E2: Change in areas of biodiversity importance

E3: Renewable energy generation

4.3 Local Indicators

These address the outputs of policies not covered by the Core Output Indicators. Local Plan policies are implemented through the Development Control process. In measuring the extent to which objectives are being met, these sets of indicators will serve to identify where policies need to be strengthened, maintained, changed, or, if necessary, removed from the plan. The majority of the local indicators will be incorporated as a supplement to the Core Output Indicators. However, there will be two new headings; Transport and Travel, as well as Local Services. The Local Indicators used are:

L1: Total amount of additional employment floorspace in development and/or regeneration areas defined by LDF – by type (B1, B2, B8)

L2: Losses of employment land in:
(a) development/regeneration area
(b) Local Authority area

L3: Amount of employment land lost to residential development

L4: VAT Registered businesses – registrations/deregistrations

L5: Percentage of new dwellings completed at:

- (a) less than 30 dwellings per hectare
- (b) between 30 and 50 dwellings per hectare
- (c) above 50 dwellings per hectare

L6: Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework

L7: Percentage of new resident development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

L8: Amount of completed retail, office and leisure development respectively

L9: Amount of completed retail, office and leisure development respectively in town centres

L10: Amount of eligible open spaces managed to green flag award standard

Chapter Five: Business Development and Town Centres

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

BD1: Total amount of additional employment floorspace – by type (B1, B2, B8)

Use Class Orders	Amount (m ²)
B1	2567.26
B8	2290
B1, B8 (Permission granted for both uses)	4000
B1, B2, B8 (Permission granted for all three uses)	7930
Total:	16,787.26

Applications solely for B1 uses (Offices)

Application	Description	Site Area (m ²)
B/2005/1167	Land at Westonhall Road, Stoke Prior	2567.26
	Total:	2,567.26

Applications solely for B8 uses (Storage and Distribution)

Application	Description	Site Area (m ²)
B/2006/1080	Unit 8, Buntsford Park Road	2290
	Total:	2,290

Applications for B1 and B8 uses (Offices, Storage and Distribution)

Application	Description	Site Area (m ²)
B/2005/0363	Plot 4C, Buntsford Hill, Buntsford Business Park	4000
	Total:	4,000

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

Application	Description	Site Area (m ²)
B/2006/1080	Clements & Street Ltd, Harris Business Park	7930
	Total:	7,930

L1: Total amount of additional employment floorspace in development and/or regeneration areas defined by LDF – by type (B1, B2, B8)

Applications solely for B8 uses (Storage & Distribution)

Application	Description	Site Area (m ²)
B/2006/1080	Unit 8, Buntsford Park Road	2290
Total:		2,290

Applications for B1 and B8 uses (Offices, Storage and Distribution)

Application	Description	Site Area (m ²)
B/2005/0363	Plot 4C, Buntsford Hill, Buntsford Business Park	4000
Total:		4,000

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

Application	Description	Site Area (m ²)
B/2006/1080	Clements & Street Ltd, Harris Business Park	7930
Total:		7,930

There was a total of **14,220m² (1.42ha)** of land which significant employment development has taken place on sites designated in the Local Plan for new employment development, or sites where an existing employment use is present. This was **84.7%** of all employment development for this AMR period.

Figure 1: Annual employment land completions 1st April 2006 – 1st April 2009 (Excluding land allocated at Ravensbank Business Park, Redditch)			
Year	Commitments (m ²)	Windfalls (m ²)	Total Completions (m ²)
April 2006 – March 2007	22,060.97	3,754.6	25,815.57
April 2007 – March 2008	16,915.33	9,509.21	26,424.54
April 2008 - March 2009	16,787.26	0	16,787.26
TOTAL:	55,763.56	13,263.81	69,027.37

The revision of the RSS Phase 2 indicates through Policy PA6A that Bromsgrove District should make provision for a rolling five year supply of 7ha of readily available employment land with an indicative longer term requirement of 28ha employment land up until 2026.

Figure 1 shows that the 28ha required as an indicative long-term requirement of readily available employment land from 2006 until 2026, development has already been completed on 6.9ha of land since 2006. This is 24.6% of the District's total employment land requirement.

BD2: Total amount of employment floorspace on previously developed land – by type (B1, B2, B8)

Application	Description	Use	Site Area (m ²)
B/2005/0363	Plot 4C, Buntsford Hill, Buntsford Business Park	B1, B8	4000
B/2005/1167	Land at Westonhall Road, Stoke Prior	B1	2567.26
B/2006/1080	Clements & Street Ltd, Harris Business Park	B1, B2, B8	7930
B/2006/1080	Unit 8, Buntsford Park Road	B8	2290
Total:			16,787.26

There was a total of **16,787.26m²** of employment built on previously developed land, which equates to **100%**.

BD3: Employment land available – by type (B1, B2, B8)

Employment Land Not Started 1st April 2008 – 31st March 2009

Application No.	Site Address	Parish	Commitment	Use Classes	Area (m ²)
99/0316	Aston Road Extension, Plot 5 (B)	Bromsgrove	Not Started	B2	3000
02/0932	Aston Road Extension	Bromsgrove	Not Started	B1	4000
2003/0624	Barnsley Hall Farm	Bromsgrove	Not Started	B1	5205.96
2002/1014	Former Garringtons / UEF works	Bromsgrove	Not Started	B1, B2	73050
B/2006/0120	Bromsgrove Technology Park, Unit 2	Bromsgrove	Not Started	B1, B2	2000
B/2007/1082	Bromsgrove Technology Park, Plot 2	Bromsgrove	Not Started	B1	2450
B/2007/0704	Buntsford Business Park, Land Adjacent Sugar Brook Mill	Bromsgrove	Not Started	B2	4400
B/2006/1249	Buntsford Gate Business Park, Plot 3A	Bromsgrove	Not Started	B1	3746
98/0850	Buntsford Hill - Phase 3 - Buntsfordgate	Bromsgrove	Not Started	B1, B2, B8	3513.83
B/2005/0377	Harris Business Park, Plot 19	Stoke Prior	Not Started	B8	3100
B/2006/0791	Harris Business Park, Unit A	Stoke Prior	Not Started	B1, B2, B8	2800
97/0839	Harris Business Park - Phase 2	Stoke Prior	Not Started	B1, B2, B8	2000
2004/0240	High House Farm	Beoley	Not Started	B2	4862.51
98/0192	Land Rear of Sugarbrook Mill	Bromsgrove	Not Started	B1, B2, B8	6000

99/0752	Lower Shepley Farm, Littleheath Lane	Lickey & Blackwell	Not Started	B1, B2, B8	2000
2003/1447	Nash Works	Belbroughton	Not Started	B1, B2, B8	3531
B/2007/0411	Saxon Business Park, Plot 8, Phase 4	Stoke Prior	Not Started	B1, B2, B8	2832
B/2007/0689	Saxon Business Park, Plot 5, Phase 2	Stoke Prior	Not Started	B1, B2, B8	5000
2003/1456	84 Staple Flat	Lickey & Blackwell	Not Started	B8	3000
96/0203	Stoke Wharf	Stoke Prior	Not Started	B1, B2, B8	3000
B/2005/0352	Wildmoor Mill Farm, Mill Lane	Belbroughton	Not Started	B1	7565.08
01/0379	Wildmoor Mill Farm, Mill Lane	Belbroughton	Not Started	B1, B2, B8	7509.21
B/2006/0146	Wythall Green Business Park	Wythall	Not Started	B1, B2, B8	65000
				Total	219,565.59

Employment Land Under-Construction 1st April 2008 – 31st March 2009

Application No.	Site Address	Parish	Commitment	Use Classes	Area (m ²)
00/1027	Buntsford Hill - Phase 3 - Buntsfordgate, Plot E	Bromsgrove	Under Construction	B1, B2, B8	13200
01/1379	Buntsford Hill - Phase 3 - Buntsfordgate	Bromsgrove	Under Construction	B1, B2, B8	7519.51
99/1159	Saxon Business Park - Phase 4	Stoke Prior	Under Construction	B1, B2, B8	11000
B/2007/1225	Bromsgrove Technology Park, Plots 3, 4 & 10	Bromsgrove	Under Construction	B1	18490
				Total	50,209.51

Employment Land Supply 1st April 2006 – 31st March 2009

	Square Metres (m ²)	Hectares (ha)
Remaining Allocations (BROM6)	18,000	1.8
Completions - April 2009	69,027.37	6.9
Sites under construction - April 2009	50,209.51	5.02
Sites with planning permission not started - April 2009	219,565.59	21.96
RSS Target	280,000	28
Total Employment Land April 2006 - April 2026	356,802.47	35.68

At 1st April 2009 a total of **26.98 hectares (ha)** of land was available with planning permission (either with outline or detailed permission) for employment

development within Bromsgrove District. As the table above indicates, 21.96ha were not started and 5.02ha were under construction. This consisted of 13.49ha of mixed B1/B2/B8 uses, 7.5ha of mixed B1/B2 uses, and 4.12ha for B1 use, 1.23ha for B2 use and 0.6ha for B8 use. Since 2006 (The beginning of the RSS period) there have been 6.9ha of completed development, which combined with the land not yet completed, equates to 33.88ha against the RSS target of 28ha for Bromsgrove District between 2006 and 2026. A further 1.8ha of employment land is allocated in the form of BROM6 - a site identified within the District Local Plan. This brings the total employment land supply within Bromsgrove District to 35.68ha, which if all complete, would exceed the RSS target up until 2026.

BD4: Total amount of floorspace for 'town centre uses'

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

L2: Losses of employment land in (a) development/regeneration area, and, (b) local authority area

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

L3: Amount of employment land lost to residential development

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

L4: VAT Registered businesses – registrations/deregistrations

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 2007, Bromsgrove District had significantly more registrations than deregistrations. The number of registrations was almost equal to the national and above regional levels, which implies that the business economy is relatively strong.

Figure 2: VAT registered businesses

Percentages are based on stock (at end of year)

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

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

Relevant Local Plan Policy

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

The method established in Policy E7 was used effectively at the Breme Park site. The 'Breme Park Implementation Brief' has helped to establish 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 A38 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 regions' 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. There has been significant progress on the technology park and it is likely to be fully committed within the next two years.

The deleted Policy E2 is particularly concerned with employment land for Redditch needs, a topic which is becoming even more recognisable in regards to the new figures established by the RSS Phase Two Revision. The revised RSS proposes that Bromsgrove and/or Stratford-on-Avon Districts accommodate an 8ha rolling five year reservoir employment for Redditch's needs, as well as a 32ha indicative long-term requirement employment land provision. At present this matter has been mainly implemented through development at Ravensbank Business Park, which is located close to the border of Redditch Borough.

Chapter Six: Housing

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

Housing (all households)	Value	Eng & 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 (Revised February 2003)

H1: Plan period and housing targets

Emerging Regional Spatial Strategy (Phase Two Revision Preferred Option) 2006 – 2026 (December 2007)

Housing Proposals (Net)		
Time Period	Indicative Annual Average	Proposed Total
2006-2026	105	2,100

Emerging Regional Spatial Strategy (Phase Two Revision) 2006 – 2026
(As of Panel Report October 2009)

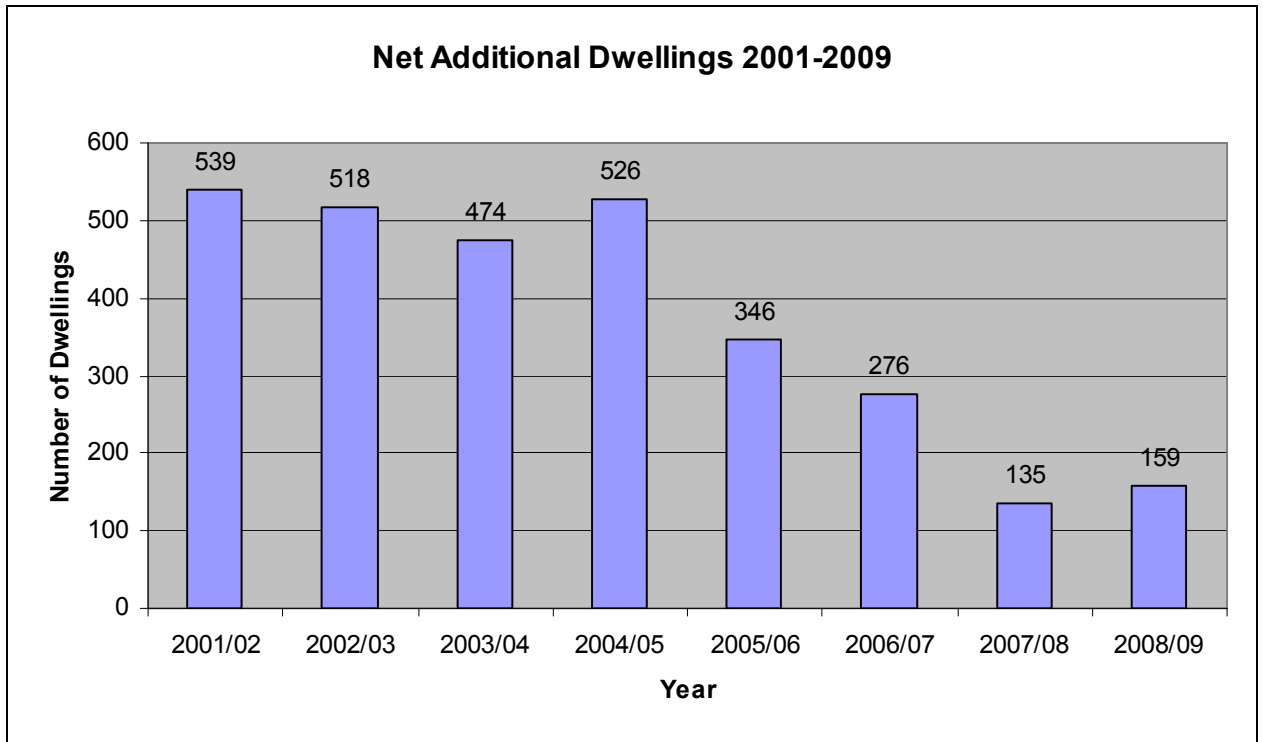
Scenario One

Housing Proposals (Net)		
Time Period	Indicative Annual Average	Proposed Total
2006-2026	200	4,000

Scenario Two

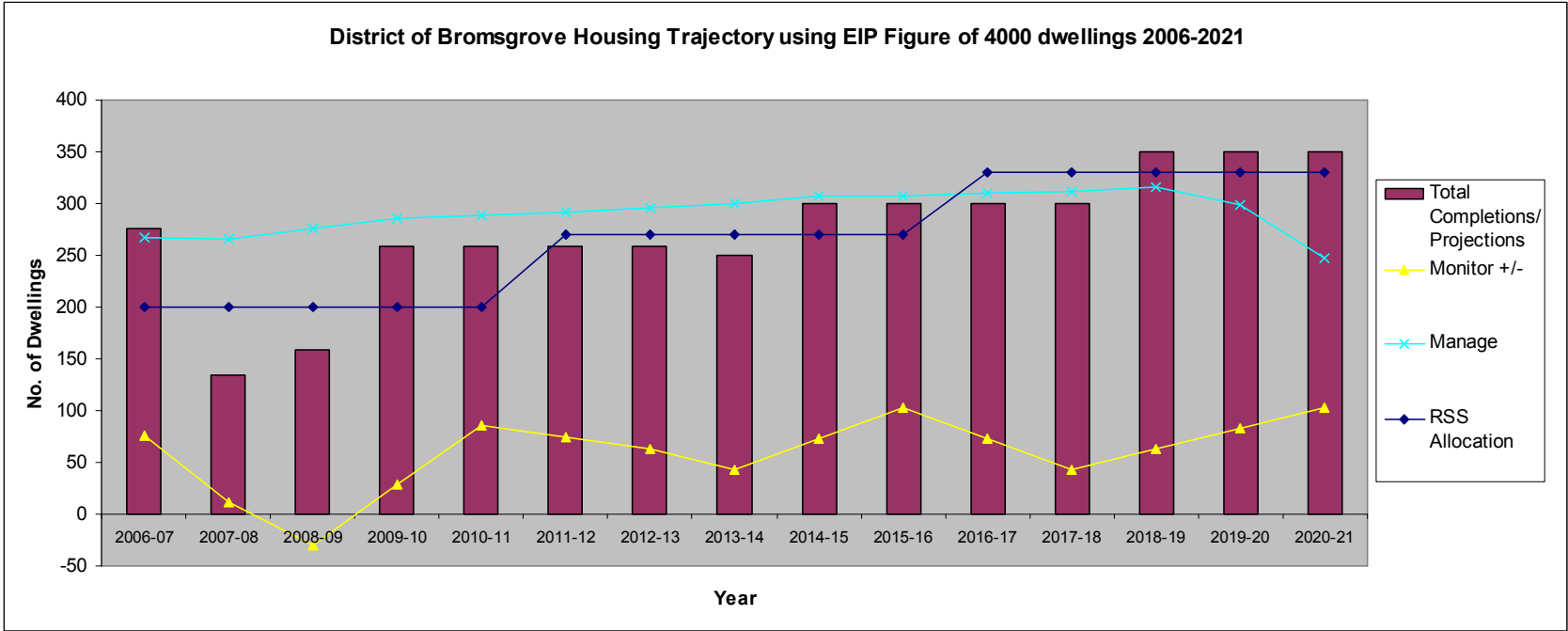
Housing Proposals (Net)		
Time Period	Indicative Annual Average	Proposed Total
2006-2021	266.7	4,000
2022-2026	600	3,000
2006-2026	350 (average)	7,000

H2: Net additional dwellings: (a) in previous years
(b) for reporting year

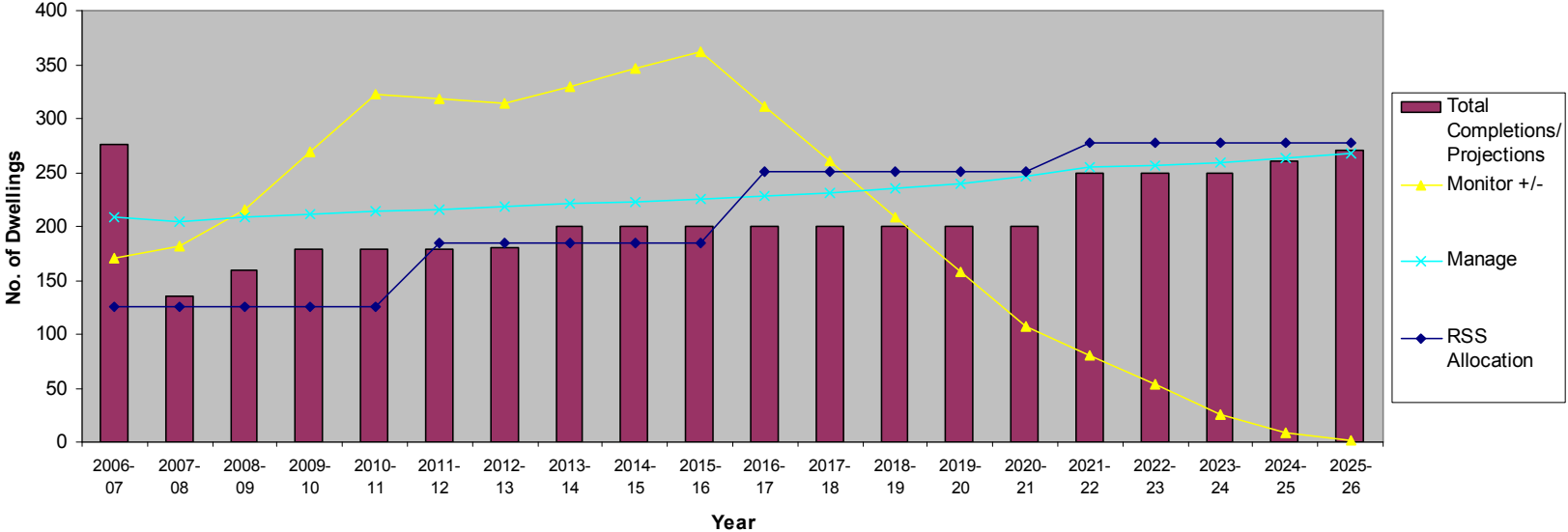


There has been an average of 371.63 net additional dwellings since 2001, which is a total of 2,973. For the emerging plan period (2006 to 2026) there has been an average of 190 net additional dwellings completed, which is a total of 570 dwellings. There have been **159** actual completions for this reporting year.

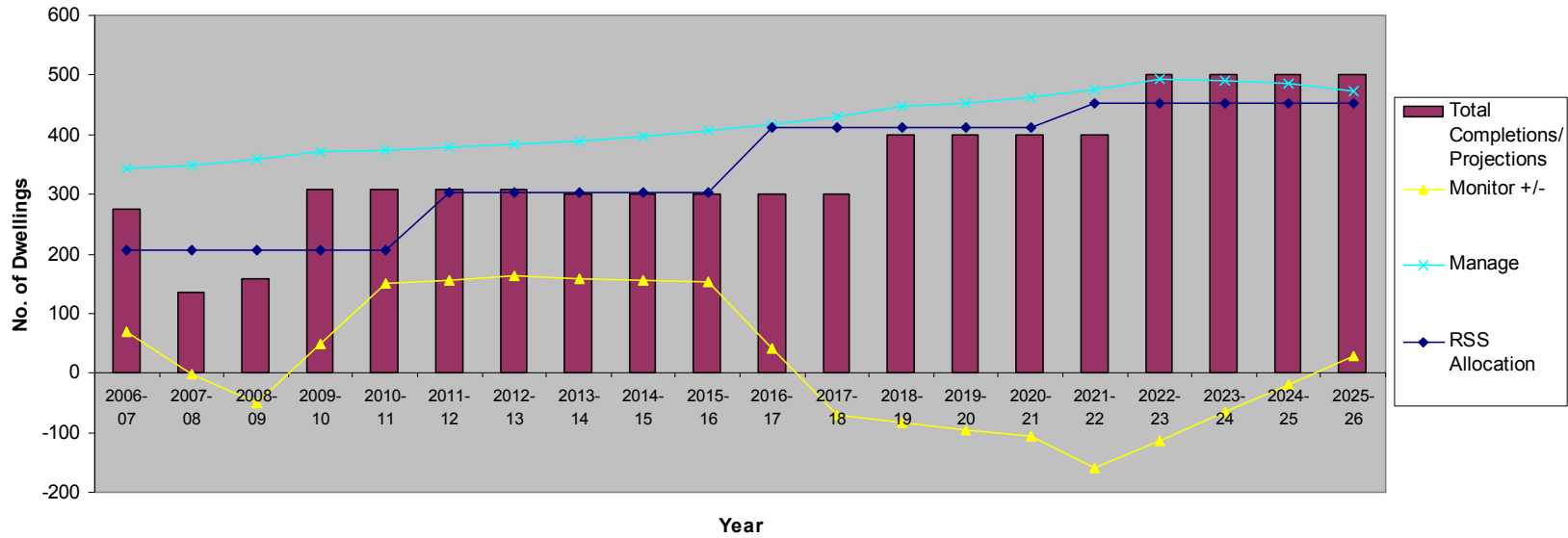
H2 (d): Managed delivery target (Housing Trajectory)



District of Bromsgrove Housing Trajectory using EIP Figure of 4000 dwellings 2006-2026



District of Bromsgrove Housing Trajectory using EIP Figure of 7000 dwellings 2006-2026



L5: Percentage of new dwellings completed at:**(a) less than 30 dwellings per hectare****(b) between 30 and 50 dwellings per hectare****(c) above 50 dwellings per hectare**

Guidance within PPS3 recommends that all housing should be at a minimum density of 30 dwellings per hectare. The Council has significantly improved on last year's high figure of 38.4% of dwellings built at less than 30 dwellings per hectare, with a relatively low figure of 20.8%. It is difficult to achieve 100% of housing at the minimum density due to the large quantity of smaller sites, especially when one dwelling is replaced by another single dwelling. The high figure of 74.4% of housing to achieve more than 50 dwellings per hectare can be accounted for by a number of larger sites, in particular affordable housing projects such as on School Drive, consisting of 51 flats/apartments.

Density of New Housing Development

Density of Site	No. of Dwellings	Percentage (%)
<30 dwellings per hectare	35	20.8%
30-50 dwellings per hectare	8	4.8%
>50 dwellings per hectare	125	74.4%
Total	168	100

H3: New and converted dwellings on previously developed land

Policy CF4 of the Regional Spatial Strategy supports the reuse of land and buildings, encouraging Local Planning Authorities to optimise the opportunities for recycling land and buildings for new housing development through contributing to the achievement of a Regional target of at least 76% of future housing provision being on previously developed land between 2001-2011. The 2011 target for Worcestershire of new housing on Previously Developed Land (Brownfield) is 68%.

The proportion of new and converted dwellings completed on previously developed land during the 2008/09 AMR period was **95.23%**. This consisted of 34.52% on residential land, 52.38% on employment land, 2.38% on retail land, and 5.95% on other brownfield land. Bromsgrove has successfully achieved high figures, easily meeting both the Regional target of 76% and Worcestershire target of 68%. The high percentage was also higher than the last three years achievement of 92% (2005/06), 87% (2006/07) and 84.87% (2007/08).

H4: Net additional pitches (Gypsy and Traveller)

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

H5: Gross affordable housing completions

Affordable Housing Completions (Gross) 2008/09						
Application	Site	Parish	Area (ha)	Social Rented Dwellings	Intermediate Dwellings	Total Dwellings
2007/0466	School Drive	Bromsgrove	0.72	22	29	51
2007/0214	7a & 9a Old Birmingham Rd	Bromsgrove	0.06	5	0	5
2007/0837	102 Broad Street	Bromsgrove	0.12	4	0	4
2007/0004	Acorn Road	Catshill	0.4	14	12	26
2006/0703	85-87 Leach Heath Lane	Rubery	0.14	6*	0	6
2007/0835	166-168 New Road	Rubery	0.09	6	0	6
Total			1.53	57	41	98

*These figures do not match the gross completion figures for 2008/09 because some were completed in the previous collection year but were not included within those affordable housing figures.

The number of affordable housing completions has increased significantly on the total achieved in last years Annual Monitoring Report (98 compared with 31 dwellings). 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.

The increased housing allocation of 4,000 dwellings proposed as part of the Panel Report for the emerging Regional Spatial Strategy (Phase Two Revision) will enable a greater amount of affordable housing to be completed over the plan period. The realisation is that every year that the Council fails to meet the required level of supply, the demand for affordable housing increases, and this issue is being addressed in the Draft Core Strategy.

H6: Housing Quality – building for life assessments

Bromsgrove District Council does not currently assess new developments according to the 'Building for Life' criteria.

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.

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: In relation to 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 new allocation figures stated as part of the RSS revision now means Bromsgrove District Council no longer is in a position of oversupply and does not currently have a five year land supply which is required as part of PPS 3.

In recent years, the Council has carried out a carried out a Housing Needs Assessment, and a Strategic Housing market Assessment. These have identified that house prices have continued to rise, resulting in an ever increasing demand for affordable housing. A target of 80 affordable units has been set but has only been achieved this year. In the past, the moratorium further restricted the delivery of affordable homes, as there is an increased reliance on 100% affordable housing sites. Although Policy S14, along with S15 and S16 promote a mixture of housing types, particularly affordable housing, it has become increasingly difficult to implement with previous RSS allocation, but should be more achievable with the new figures. Policy S18 is concerned with the provision of land for gypsies, and in line with the Core Output Indicators, the net additional pitches for gypsies and travellers should be monitored each year.

Chapter Seven: Transport and Local Services

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, and other highways and traffic management and the maintenance of public footpaths.

Car Ownership

Transport (all households)	Value	Eng & 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 (Revised February 2003)

Travel to Work

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

Source: Office for National Statistics (Revised February 2003)

L6: Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework

All non-residential development during this AMR period has complied with car parking standards set out in the Local Development Framework. The **100%** consisted of a total of **16,787.26m²** additional floorspace for B1, B2 and B8 uses.

L7: Percentage of new resident development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

*** AWAITING FIGURES FROM COUNTY ***

L8: Amount of completed retail, office and leisure development respectively

Application	Description	Use	Site Area (m²)
B/2005/1167	Land at Westonhall Road, Stoke Prior	Office (B1)	2567.26
B/2006/0236	Little Whitegates, Tutnall Lane, Tutnall	Office (B1)	49.22
B/2006/1142	St. Mary's Church, Chapel Lane, Wythall	Office (B1)	174.72
	Total:		2,791.2

Throughout this AMR period, there has been no completed retail or leisure development in Bromsgrove District. However, there was a total of **2,791.2m² (0.28ha)** of land that could be used for office (B1) use.

L9: Amount of completed retail, office and leisure development respectively in town centres

As in conjunction with Core Output Indicator BD4, there were no completed developments or additional floorspace within the Town Centre Zone that was identified in the Bromsgrove District Council Local Plan for this AMR period. The major redevelopments proposed for the town centre means that any piecemeal development at this time could compromise ability to deliver a cohesive and comprehensive redevelopment.

L10: Amount of eligible open spaces managed to green flag award standard

A total of 55 awards were granted to Local Authorities across the West Midlands region throughout 2009. Bromsgrove District Council has been awarded a 'Green Flag Award' for Sanders Park near the town centre. Site improvements and a management plan have helped to ensure Sanders Park achieved its 'Green Flag Award' consecutively from 2006 to 2009.

Relevant Local Plan Policies

Policy 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 for residents.

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.

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: Sustainable Development is a topic high on the national agenda, and Policy DS13 sees its implementation at a local level. 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 is concerned to some extent Local Indicator L6 regarding car-parking spaces. 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 is also related to sustainable development, as the Council works 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 developments of adjacent brownfield land. The potential for improvements at Barnt Green Station also exist although land ownership issues remain outstanding.

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: 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 a Bromsgrove Town Centre Area Action Plan.

Chapter Eight: Environmental Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

There were no planning applications granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality for the AMR period 2008/09.

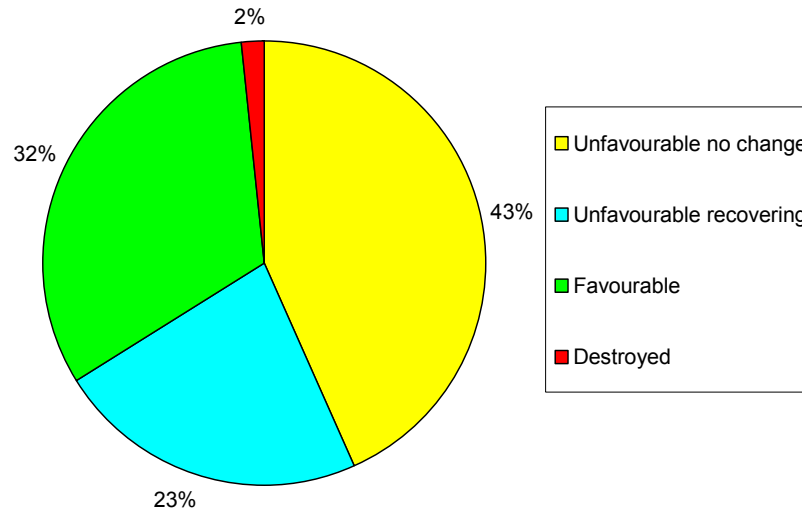
E2: Change in areas of biodiversity importance, including: (a) Change in priority habitats and species (by type) (b) Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

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

Figure 3: Condition of SSSI Units in Bromsgrove			
Name of Site	Main Habitat	Size (HA)	Condition Assessment
Bittell Reservoirs	Neutral Grassland - lowland	65.76	Unfavourable no change
Berry Mound Pastures	Standing open water and canals	11.81	Unfavourable recovering
Burcot Lane Cutting	Earth heritage	0.38	Favourable
Hewell Park Lake	Standing open water and canals	21.07	Favourable
Hopwood Dingle	Broadleaved, mixed and yew woodland - lowland	7.14	Favourable
Hurst Farm Pastures	Neutral Grassland - lowland	2.17	Favourable
Little Royal Farm Pastures	Neutral Grassland - lowland	3.29	Favourable
Madeley Heath Pit	Earth heritage	2.74	Destroyed
Oakland Pasture	Neutral Grassland - lowland	1.05	Unfavourable recovering
Penorchard & Spring Farm Pastures	Neutral Grassland - lowland	15.44	Favourable
Romsley Hill	Neutral Grassland - lowland	13.64	Unfavourable recovering
Romsley Manor Farm	Neutral Grassland - lowland	9.07	Unfavourable recovering
Sling Gravel Pits	Earth heritage	1.05	Unfavourable no change

Source: Natural England - Condition of SSSI units (2009)

Condition of SSSI's in Bromsgrove District



The table and pie chart above illustrates the condition report of the SSSI's within Bromsgrove District as of 1st October 2009. There has been one change since the last monitoring period - Sling Gravel Pits has progressed from 'unfavourable declining' to 'unfavourable no change'. A number of other sites are due to be resurveyed over the next year. The statistics indicate that only 55% of SSSI's by area were found to be in a 'favourable' or 'unfavourable but recovering' condition. The government has set a target of 95% of SSSI's by land area to be in a favourable condition by 2010.

As part of the 2007 AMR, the Council began monitoring applications that may have a 'significant' impact on biodiversity to assess whether comments from the Worcestershire Wildlife Trust (WWT) are affecting planning decisions and whether recommended conditions are attached to any approvals. There were a total of 18 applications that were considered to have 'significant' impacts on biodiversity at the time of submission of this AMR. The impact of comments from the Worcestershire Wildlife Trust are summarised below:

Applications Approved with biodiversity conditions

App. No.	Site Address	Proposal	Biodiversity Conditions
2007/1291	Redgrove School Site, Shaw Lane, Stoke Prior	19 affordable residential units with associated parking and new access arrangements	1. Ecological Method Statement before development including a full bat survey with possible mitigation measures
2008/0748	Moundsley Hall Nursing Home, Kings Norton	Extension to existing care home to provide additional accommodation	1. Great Crested Newts survey and mitigation measures 2. Vegetation clearance work undertaken outside of bird nesting

			season
2008/0333	Longbridge East and Part River Arrow, Cofton Hackett	Site re-modelling, re- profiling and alterations to River Arrow and culverts	1. Mitigation measures in accordance with para. 4.71 -4.73 contained within the document Longbridge East River Arrow Enhancement and Site Remediation
2008/0833	Brookhouse Farm, Frankley Green, Frankley	Upgrade of existing infrastructure within wash out chambers along Severn Aqueduct, reinforcement of banks and 2 pedestrian footbridges across streams	1. Detailed schedule of works required before development, so Local Authority can confirm whether works would be carried out in an environmentally sensitive manor
2008/0685	Stourbridge Road, Bromsgrove	New Primary Care Centre with retail pharmacy, opticians, children's nursery and 'life trail' with associated parking	1. Bat mitigation and enhancement 2. Demolition to take place Sept. to March with ecologist present to ensure safety of protected species
2008/0758	Perryfields Road, Bromsgrove	Residential development of 100% affordable housing	1. Recommendations in the Middlemarch Environment badger, bat and reptile survey to be observed. If species found, work shall temporarily cease and mitigation measures implemented
2008/0810	Station House, 150 New Road, Bromsgrove	'Foyer' scheme to consist of 11 no. studios and 4 no. flats, communal living room, training kitchen, IT suite, laundry, staff office, interview room and staff sleepover flat with associated access and parking arrangements	1. Implementation of recommendations from the Evolution Ecology BREEAM Assessment
2008/1084	Beasleys Farm, Upper Gambolds Lane, Stoke Pound	Alterations and extensions to existing dwelling house	1. Bat mitigation and compensation measures
2009/0136	Wythall Green Business Park, Middle Lane, Wythall	Outline approval for business park with associated service roads, landscaping and parking	1. Mitigation measures and survey work as set out in Ecological Appraisal. 2. Integrated wildlife management plan to be submitted to Local Authority

There were only a relatively small number of applications (18) that were considered to have a significant impact on biodiversity during this AMR period. There were no applications refused on a biodiversity basis, although four relevant applications were refused on Green Belt grounds. There were also no applications approved without biodiversity conditions and another four were withdrawn. There is one application that is still ongoing and a decision has not yet been reached. The remaining nine applications that the Worcestershire Wildlife Trust considered to have biodiversity implications contained conditions to minimise any potential adverse effects.

E3: Renewable energy generation

There was no renewable energy capacity provided in the District in 2008 to 2009. The guidance within PPS22 and policies to be contained in 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 cause of global warming.

Relevant Local Plan Policy

Policy ES1: The District Council recognises the importance of the natural watercourse system for providing essential drainage of land and will protect that function against adverse forms of development, specifically to prevent:

- (a) the loss of access to watercourses for future maintenance;**
- (b) the loss of natural flood plain, except where fully effective compensatory measures are provided as agreed with the Local Planning Authority;**
- (c) drainage from development giving rise to substantial changes in the characteristics of surface water run-off unless adequate off site works can be provided;**
- (d) the District Council will ensure that no development involving the storage of oils and chemicals shall take place unless adequate measures have been taken to prevent discharge to watercourses in the event of spillages and/or leaks.**

Policy ES2: Proposals involving new development i.e. 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.

Policy ES4: The District Council will not allow development proposals which either individually or in combination with other similar developments, would result in pollution or derogation of groundwater.

Comments: These Local Plan policies are all relevant to Core Output Indicator E1. Policy ES1 requires consultation with the Environment Agency where development is proposed adjoining or draining directly or indirectly to any watercourse. This acts as a prohibitive measure to development on flood plains, as well as restricting potential increases in run-off from new developments. Policy ES2 has enabled the District to refuse applications where there has been a serious flood risk, and also requires close consultation with the Environment Agency. Policy ES4 is more concerned with water

quality, and can be used by the Council to minimise the effect development has on water resources.

Policy C9: Development proposals which would destroy or adversely affect, directly or indirectly, a designated or proposed Site of Special Scientific Interest or National Nature Reserve will not be permitted. In the event of a designated or proposed site of international importance being identified within the District it will be subject to the extra protection and special procedures appropriate to the designation.

Policy C10: Development proposals which would destroy or adversely affect, directly or indirectly, a Special Wildlife Site, Local Nature Reserve or sites subject to an Agreement under Section 39 of the Wildlife and Countryside Act 1981, will only be permitted where it can be demonstrated that the net adverse impact of the proposal is not significant, having regard to the value of the nature conservation features which were the reason for the designation of the site.

Policy C10A: The District Council will seek to minimise the effects of development proposals on features of nature conservation importance in the District. This will include woodlands, ponds, lakes or streams, marshland and wetlands and unimproved grasslands.

Policy C11: In considering any development or management proposal, due regard will be paid to the specific requirements of statutorily protected fauna and flora. English Nature will be consulted if any proposal may result in damage to any area where species listed under Schedules 5 and 8 of the Wildlife and Countryside Act 1981 occurs.

Comments: All these policies within the Local Plan have regard for the protection of the environment. These policies allow the Council to restrict developments that have a negative effect on the District's biodiversity. There are a number of sites throughout the District that contain a significant amount of varied flora and fauna, and these policies help prevent undue harm and aide in controlling development near such sites. However, the Biodiversity Action Plan is currently under revision and progression with this will provide a clearer picture of the biodiversity within the District.

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 prove acceptable.

Comments: PPS22 has been introduced since the adoption of the Local Plan, providing greater emphasis on using renewable energy, which is not reflected in this policy. As no energy capacity has been provided over the last AMR period 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, and particularly the Core Strategy, will focus more on promoting and encouraging the use of renewable energy.