DECEMBER 2013

Borough of Redditch Local Development Framework Annual Monitoring Report

1 April 2012 - 31 March 2013

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Section 1

Introduction

This is the ninth Monitoring Report to be prepared under the Planning and Compulsory Purchase Act (2004). It was previously titled the 'Annual Monitoring Report', but has been rebranded as the 'Authority Monitoring Report' (AMR) through the Localism Act (2011). It monitors the period 1 April 2012 to 31 March 2013.

The Localism Act 2011 (Part 6, Ch.1, S.113) amended the 2004 Planning and Compulsory Purchase Act (Section 35) requiring local planning authorities to publish the information direct to the public at least annually, in the interests of transparency.

The AMR is required to meet a number of interrelated monitoring tasks, set out in Regulation 34 of The Town and County Planning (Local Development) (England) Regulations 2012. The structure of this AMR now follows that set out in the 2012 Regulations.

Monitoring Framework

The Borough Council recognises the importance of maintaining an effective monitoring system in order to prepare policy documents that are well founded, robust and fit for purpose. However, until such time that the Council's Local Plan has been examined and adopted, it is difficult to identify meaningful monitoring indicators which will serve to provide long-term comparable datasets to successfully monitor the progress and delivery of the Local Plan.

Until such time as a robust Planning Strategy document is progressed further by the Borough Council, this report has been significantly reduced to meet the minimum requirements of the appropriate Regulations.

The monitoring system will be kept under review and will retain appropriate flexibility to respond to new challenges and situations that may arise, but will be prepared with the customer in mind. The Borough Council will also work closely with Worcestershire County Council to ensure a consistent approach is taken to monitoring across the County.

Section 2

Local Development Scheme (LDS) Implementation

This section of the AMR reviews actual progress in terms of document preparation against the timetable and milestones outlined in the LDS. This is still a requirement which was clarified in the Localism Act (2011) and its amendments to Section 15 of the Planning and Compulsory Purchase Act 2004, which states that a local authority should indicate whether preparation of documents identified in the LDS are in compliance (or non-compliance) with their associated timetables.

The LDS sets out the timetable for the production of individual documents which collectively make up the Development Plan for the Borough. The LDS must now be published and made publicly available, with up to date information. The current LDS is LDS No.5 which was approved in November 2012.

This AMR monitors the period between 1 April 2012 and 31 March 2013. Therefore, only those documents in the LDS[1] for which preparation was scheduled to take place in this monitoring period are considered in this report.

KEY

Achieved LDS target	
For information only does not apply to monitoring period	
LDS target slipped	
Appropriate to this monitoring period	
Not Applicable	N/A

[1] Local Development Scheme No.4 (July 2010)

Development Plan Document: Borough of Redditch Local Plan No.4

The preparation of Local Plan No.4 is a culmination of work prepared under the name of Redditch's 'Core Strategy'. Despite the name change and refocusing of the Plan, it has been prepared in accordance with relevant legislation.

Timetable	LDS Date	Actual Date	LDS Target met?
Preparation of Issues and Alternative Options and Initial SA, including Public consultation	September 2007 – May 2008	September 2007 – May 2008	
Public participation on Preferred Options Document and Formal SA report	October – November 2008	October 2008 – May 2009	
Consideration of Representations on Preferred Draft Core Strategy	June 09	June – December 2009	
Joint consultation with BDC on Revised Development Strategy (special consultation on Redditch expansion and growth options)	Feb – March 2010	Feb – March 2010	
Revised Preferred Draft Core Strategy consultation	November 2010	January 2011	
Representation on Revised Preferred Draft Core Strategy	December 2011	January 2012	
Joint Consultation on Redditch Growth Cross Boundary	February 2013	April 2013	
Consultation on Local Plan No.4	June/ July 2013	April 2013	

Timetable	LDS Date	Actual Date	LDS Target met?
Publication of proposed submission DPD	August 2013	N/A	
Submission of DPD to Secretary of State	November / December 2013	N/A	
Pre-examination Meeting	February 2014	N/A	
Examination	April 2014	N/A	
Receipt of Inspector's Report	July 2014	N/A	
Adoption and Publication of Document	September 2014	N/A	

In the 2010/11 monitoring period, the Revised Preferred Draft Core Strategy consultation was due to start in November 2010. The consultation period for the Revised Preferred Draft Core Strategy was delayed by a couple of months to enable further consultation alignment between Redditch and Bromsgrove Councils. The delay was due to the timing of committee systems however the Local Planning Authority can now learn, and improve on this and the slip in the timetable was not considered significant.

No slippage occurred during the 2011/12 monitoring period.

During this monitoring period (2012/13), a minor slippage occurred leading up to the start of the Cross Boundary Growth consultation (February/March 2013). It had been considered appropriate to run this and the Local Plan No.4 consultation period concurrently, thus bringing forward the Local Plan No.4 consultation from June/July 2013. Unfortunately, Members voted not to endorse consultation material on cross boundary growth and hence not proceed with planned joint consultation on this issue nor with emerging Local Plan No.4. The Cross Boundary Growth document and draft Local Plan No.4 were reconsidered at a meeting of the Council in March, and subsequently joint consultation commenced on 1 April 2013. Whilst a slippage of the Cross Boundary Growth consultation occurred, it was not considered significant due to the opportunity to bring forward and run both consultation periods together thus enabling the following timetable stages to remain realistic and on target.

A full version of the current LDS No.5 is available to view on the Council's website www.redditchbc.gov.uk and copies are also available from the Development Plans Team.

Section 3

Implementation of Plan Policies

The 2012 Regulations state that where a planning authority is not implementing a policy specified in the Local Plan, then the AMR must report why this is the case and set out any steps to ensure its future implementation.

At this stage, the Borough of Redditch Local Plan No.4 is still being developed; therefore, the Council has published only the most pertinent datasets relating to housing and employment provision in this AMR (Section 4).

As the Local Plan is progressed over the next monitoring year, the Borough Council will re-address how it will report the effects of its planning policies. A monitoring framework based on the Sustainability Appraisal Objectives will form the basis for assessing policy progress against quantified data. Future AMRs will include indicators related to the policies in the emerging Plan, and will also include a section to monitor the progress of the Infrastructure Delivery Plan.

Section 4

Monitoring Policy Performance

It was a previous requirement for Local Planning Authorities to report on Core Output Indicators. These indicators were set out by Communities and Local Government 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008'.

Now this guidance has been revoked, this section continues to provide completion information against these Core Output Indicators for reporting purposes, until such a time when it is appropriate to monitor policy delivery against the criteria described above.

Business Development

Core Output Indicator: BD1

Total amount of additional employment floorspace - by type:		
Employment Use	**Gross**	**Net**
B1	273 sq.m	273 sq.m
B2	3817 sq.m	3817 sq.m
B8	0 sq.m	0 sq.m
Total	4090 sq.m	4090 sq.m

Core Output Indicator: BD2

Total Amount of employment floorspace on previously developed land – by type		
Employment Use	**Gross**	**Percentage gross on PDL**
B1	273 sq.m	100%
B2	3817 sq.m	100%
B8	0 sq.m	NA
Total	4090 sq.m	100%

Core Output Indicator: BD3

Employment land available (as of 31.3.13) based on ELR update 2013**:**	
Within Redditch Borough	25.99ha
Within Bromsgrove District	15.32ha
Within Stratford-on-Avon District	11.97ha

Housing

Core Output Indicator: H2a

Net additional dwellings – in previous years	
96/97	262
97/98	380
98/99	284
99/00	472
00/01	483
01/02	233
02/03	284
03/04	419
04/05	288
05/06	262
06/07	454
07/08	236
08/09	100
09/10	171
10/11	124
11/12	63

Core Output Indicator: H2b

Net additional dwellings – for the reporting year (2012/13)	
Total	193

Core Output Indicators: H2c and d

Net additional dwellings – in future years		
	Net Additions	Managed Delivery target
13/14	196	365.1
14/15	380	365.1
15/16	568	365.1
16/17	633	365.1
17/18	508	365.1
18/19	409	365.1
19/20	390	365.1
20/21	381	365.1
21/22	356	365.1
22/23	356	365.1
23/24	356	365.1
24/25	356	365.1
25/26	356	365.1
26/27	356	365.1
27/28	306	365.1
28/29	216	365.1
29/30	206	365.1

Core Output Indicator: H3

New and Converted dwellings – on previously developed land	
	Total
Gross	44
Percentage gross on PDL	33.8%

Core Output Indicator: H4

Net additional pitches (Gypsy and Traveller)			
	Permanent	Transit	Total
Gypsy and traveller pitches	0	0	0

Core Output Indicator: H5

Gross affordable housing completions	
Social Rent	17
Affordable Rent	13
Shared Ownership	21
Affordable Homes Total	51

Section 5

Neighbourhood Plans

At present there have been no expressions of interest to develop a Neighbourhood Plan within any of the Redditch districts, community groups or Parish Council.

Section 6

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) give local authorities the ability to raise funds from development towards infrastructure projects which are needed to support growth. In order to charge CIL, a local planning authority must have an up to date Development Plan in place.

The six Worcestershire Local Planning Authorities (LPAs) (Bromsgrove District, Malvern Hills District, Redditch Borough, Worcester City, Wychavon District and Wyre Forest) worked in partnership with Worcestershire County Council (WCC) to assess the economic viability of development across the County to inform potential CIL charging schedules.

WCC, on behalf of the LPAs, commissioned consultants to help the LPAs compile the viability evidence required to:

- determine whether CIL is the most appropriate mechanism for collecting planning obligations in the short, medium and longer term; and

- if CIL is appropriate, inform proposed charging schedules and any differential rates based on location or type of development.

Redditch Borough Council has not yet made a decision as to whether or not to pursue a CIL Charging Schedule. Should the Council decide to proceed with CIL, the CIL viability work and work on Local Plan viability will inform the production of a charging schedule.

Section 7

Duty to Cooperate

The 2012 Regulations state that where a local planning authority has co-operated with another local planning authority, county council or other prescribed body/person, the AMR must give details of what action has been taken during the AMRs monitoring period.

As the Duty to Cooperate is an iterative process, it is preferable to understand the wider context of meeting the Duty. Redditch Borough Council has produced a draft Statement of Compliance with the Duty to Cooperate (September 2013), which sets out how it has cooperated with all relevant bodies and can be viewed on the Council's website at:
http://redditch.whub.org.uk/cms/pdf/Local%20Plan%20No.4%20Statement%20of%20Compliance%20with%20the%20DTC.pdf

Section 8

Conclusion

This is the ninth AMR produced by Redditch Borough Council and covers the Monitoring Period 1 April 2012 - 31 March 2013.

This AMR monitors and reports on the progress the Council has made in meeting the milestones set out in the Local Development Scheme (LDS) and reports Core Output Indicators for housing and employment development.

This AMR, has reported progress on Local Plan No.4 and highlights the change in timetable prescribed through the Local Development Scheme. There are no anticipated issues with the delivery of the Local Plan.

Further information about this AMR can be obtained from the Development Plans team.