

# Authority Monitoring Report

REDDITCH BOROUGH COUNCIL



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2020



Strategic Planning and Conservation

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# 1 Introduction

## Monitoring Framework

**1.1** The Council has a duty to monitor the effectiveness of planning policies under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, through the production of an Authority Monitoring Report (AMR). The Regulations set out what information should be contained in the AMR and are summarised in Table 1 below.

**Table 1: Monitoring Requirements**

**Regulation 34 (1) Progress of the Local Development Scheme (LDS) Including:**

- the title of development plan documents (DPD) or supplementary planning documents (SPD) specified in the Council's LDS
- the preparation timetable specified for each of the above documents
- the stage that each document has reached in its preparation
- if any document is behind schedule, identify the reasons why
- where any document identified above has been adopted or approved within this monitoring period, specify the date of adoption/approval

**Regulation 34 (2) Non implementation of a Local Plan policy**

- identify the policy
- set out the reasons why the policy is not being implemented
- set out the steps (if any) that the Council intends to take to secure that the policy is implemented

**Regulation 34 (3) Housing delivery Including:**

- Housing requirement for the plan period
- number of net additional dwellings
- number of net additional affordable dwellings

**Information to be recorded by:**

- the relevant monitoring period
- since the policy was first published, adopted or approved

**Regulation 34 (4) Neighbourhood planning**

Details relating to where the Council has made a neighbourhood development order or a neighbourhood development plan

**Regulation 34 (5) Community Infrastructure Levy (CIL)**

- include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010
- details of CIL receipts
- CIL expenditure in the relevant monitoring period
- summary of CIL expenditure

**Regulation 34 (6) Duty to Cooperate**

Details of what action has been taken during the monitoring period with another local planning authority, county council, or a body or person prescribed under section 33A of the Localism Act 2011 (c.20, Part 6, Chapter 1, Section 110)

**Regulation 34 (7) Availability of AMR**

Make up to date information publicly available as soon as possible in accordance with Regulation 35 for inspection at the principal office and other appropriate locations published on the Council's website

**1.2** The Borough of Redditch Local Plan No.4 (BORLP4) was adopted in January 2017. Monitoring and review is an essential part of the plan-making process and is crucial to the successful delivery of the Council's planning policy documents. The process of monitoring and review enables a comprehensive and robust evidence base to be built, against which Local Development Documents (LDD) and their implementation can be assessed. It also enables trends to be identified which the Council may need to respond to through production or review of DPDs, SPDs or individual policies.

**1.3** This AMR monitors the period between 1 April 2019 and 31 March 2020.

## Further Information

**1.4** In accordance with Regulations 34 (7) and 35, this AMR can be viewed on and downloaded from the Council's website: [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

*Due to current Covid-19 restrictions, this document is not currently available to view as a hard copy at the Town Hall.*

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## 2 Local Development Scheme (LDS) Implementation

**2.1** The LDS is a project management plan, which sets out the timetable for the production of all planning policy documents which the Council seeks to produce that collectively make up the Development Plan for the Borough. This section reviews the Council's performance and progress in terms of document preparation against the timetable and milestones outlined in the LDS. Where there has been some deviation from the timetable, it is explained why this has occurred and indicates how the Council intends to respond.

**2.2** Table 2 provides information on the current LDS which came into effect on 26 July 2016.

**Table 2: Local Development Scheme**

<b>Borough of Redditch Local Plan No. 4 and Policies Map</b>		
Document Details	Role and Content	Will set out the Strategic Vision, objectives and policies for the Borough of Redditch up to 2030
	Status	Development Plan Document
	Geographic coverage	Borough wide
Timetable	Receipt of Post Hearings Note	June 2016
	Modifications Consultation	July - September 2016
	Receipt of binding report	November - December 2016
	Adoption	December 2016 - January 2017
<b>Allocation Plan</b>		
Document Details	Role and Content	To allocate land for a range of uses to support the strategic spatial vision and objectives of the Council's Local Plan (when adopted)
	Status	Development Plan Document
	Geographic coverage	Borough wide
Timetable	Scoping	May 2017
	Allocations Plan Issues and Options Consultation	December 2017
	Allocations Plan Consultation	May 2018
	Allocations Plan Proposed Submission Consultation	December 2018
	Submission	March 2019
	Adoption	October 2019

**2.3** Table 4 indicates the targets the Council intends to achieve with its planning policy and document preparation by the 31 March 2020. It records what was actually achieved and highlights, where necessary, revisions that will be needed to the LDS. Table 3 gives the performance indicators the documents are assessed against.

**Table 3: Performance Indicator**



**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 than six months



**Poor -**

Indicates that the milestone was not met, and slippage has been by more than six months



**Not applicable to this monitoring year**

**Table 4: Planning Policy and Documents**

<b>LDS Target: By 31 March 2020</b>	<b>What was achieved By 31 March 2020</b>	<b>Delay</b>	<b>Rating</b>
<b>Borough of Redditch Local Plan No.4 (BORLP4) and Policies Map</b>	Inspector's Main Modifications received July 2016	N/A	
Receipt of Post Hearings Note (June 16)	Modifications Consultation undertaken Jul-Sept 2017		
Modifications Consultation (Jul-Sept 16)	Inspector's Report received 16 Dec 2016		
Receipt of wasteding report (Nov/Dec16)			
Adoption (Dec 16 - Jan 17)	Plan adopted January 2017		
<b>Allocations Plan DPD</b>	Site allocations were embedded within the BORLP4 and policies map, therefore there is no need to consider a Plan Review or the production of an Allocations Plan until there is a requirement to review the BORLP4.	N/A	

**2.4** The BORLP4 was adopted in January 2017 and therefore this milestone was reached in previous monitoring years. There are currently no indications, through either updated evidence or monitoring data that would, at this point in time, trigger the need to produce an Allocations Plan as timetabled in LDS No.6. The Council will continue to monitor the BORLP4 policies in line with the NPPF (2019) and legislation through the AMR and will act accordingly.

### 3 Neighbourhood Plans

**3.1** Neighbourhood Plans are community produced documents, which when ‘made’ (adopted) form part of the development plan for the Borough. The Council is committed to helping communities to produce Neighbourhood Plans and will engage constructively with local people throughout the process. Where resources allow, we will attend meetings and consultation events, give advice and review draft material.

**3.2** Figure 1 identifies the Designated Neighbourhood Areas in Redditch Borough and Table 5 indicates their progress made to date. There is currently one Neighbourhood Area designated in the Borough, being Feckenham Parish.

**Figure 1: Designated Neighbourhood Areas in Redditch Borough**

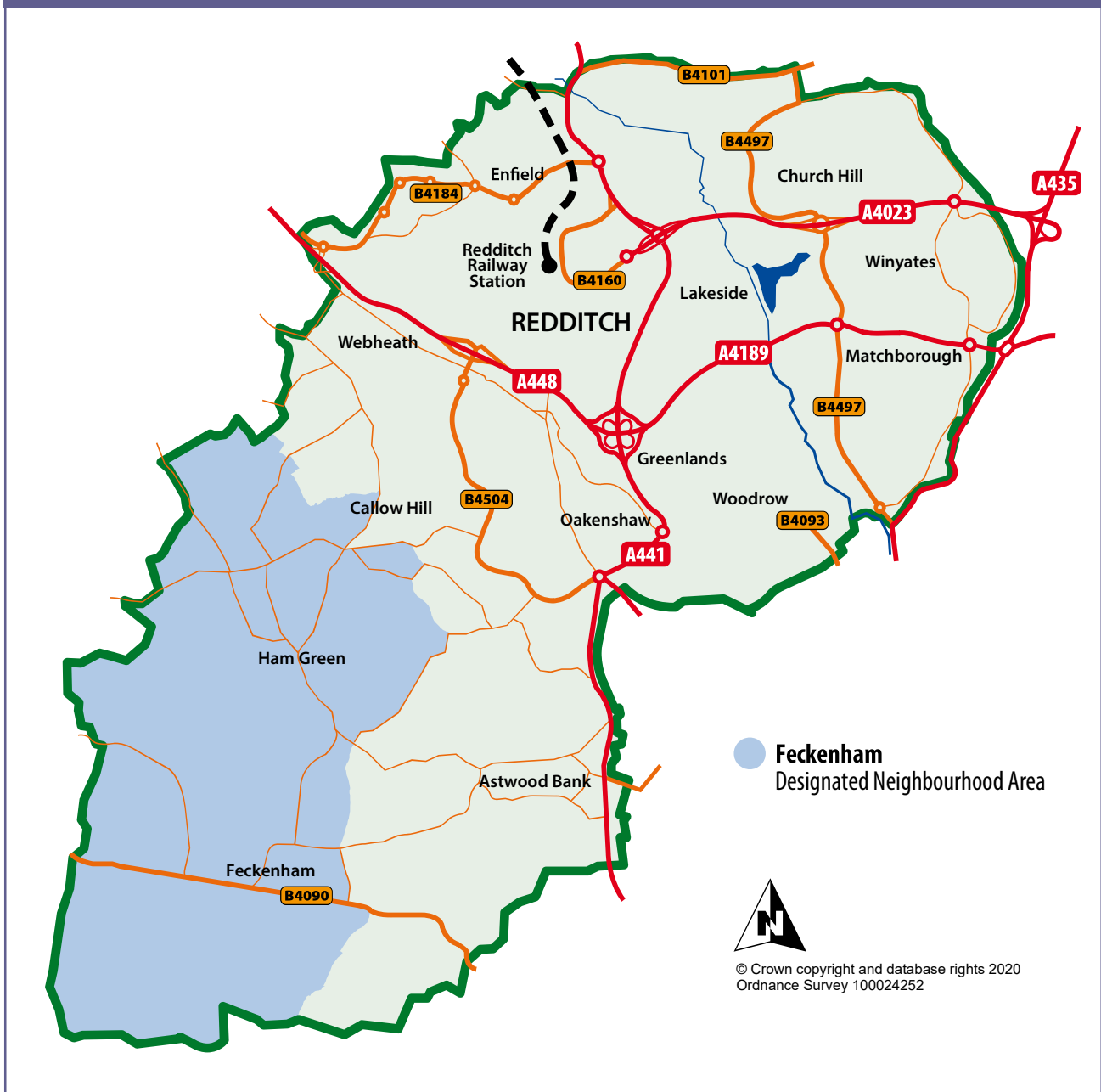


Table 5: Neighbourhood Plan progress

Neighbourhood Plan	Neighbourhood Area Designated	Pre-submission consultation	Local Authority Publicity Period	Submitted for Examination	Examiners Report Received	Referendum	Made
Feckenham Parish	21/01/15	-	-	-	-	-	-

**3.3** The only designated Neighbourhood Area in Redditch Borough is Feckenham Parish and was designated in 2015. At a meeting of the Feckenham Parish Council on 21 December 2017 it was decided, having considered the results of a recent householder survey, there was no need to undertake an expensive and time consuming detailed neighbourhood plan.



## 4 CIL/S106 Contributions

**4.1** The Community Infrastructure Levy (CIL) represents a system of collecting monies from developer contributions to fund infrastructure, which benefit the development of an area. CIL came into force on 6th April 2010 through the CIL Regulations 2010 (as amended). The powers enabling Councils to introduce the planning charge having been introduced through the Planning Act 2008 (as amended). It introduced a standard charge per square metre applied to all qualifying developments. The charge is applied at the time planning permission is granted and normally be paid upon commencement of development.

**4.2** CIL provides a more transparent, fairer approach to securing funds from developer contributions for a broader range of developments than from the existing planning obligations system (Section 106 legal agreements). It helps to secure a funding stream for infrastructure but should be regarded as complimentary to other sources of funding. The amount of CIL charged must be informed by and not adversely affect the viability of development in an area.

**4.3** Currently, the mechanisms for securing contributions are through design, planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements). Production of a CIL for Redditch is not being investigated at this time. The CIL Regulations removed the previous 'pooling' restrictions which restricted the number of developer contributions from planning obligations to just 5 per infrastructure project or type.

**4.4** Table 6 identifies the planning obligations collected this monitoring year.

**Table 6: Planning Obligations collected this monitoring year**

<b>Purpose</b>	<b>Amount collected in monitoring year</b>
Town Centre	£24,584.77
Waste and Recycling	£380.00
Natural Environment mitigation and open space	£18,684
Off-site affordable housing contribution	£29,333.00

## 5 Duty to Cooperate

**5.1** The Localism Act introduced the 'Duty to Co-operate'. This Duty requires local authorities to work with neighbouring authorities and other prescribed bodies to maximise the effectiveness of the preparation of their development plan documents and supporting activities so far as it relates to a strategic matter.

**5.2** The Council continues to engage with neighbouring authorities as part of ongoing cooperation to inform plan-making and review. Activities will be documented when applicable in Statement of Common Grounds with relevant Local Planning Authorities.

## 6 Brownfield Register

**6.1** The Town and Country Planning (Brownfield Land Register) Regulations 2017 introduced a requirement for all Local Planning Authorities (LPA's) to prepare and maintain a Brownfield Land Register (BLR) by 31 December 2017. The BLR is a comprehensive list of all brownfield sites in a local authority area that are suitable for housing. The register will help house builders identify suitable sites quickly, speeding up the construction of new homes.

**6.2** The BLR is compiled in two parts;

- Part 1 includes sites categorised as previously developed land which are suitable, available and achievable for residential development
- Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development. There are currently no sites that have been put forward for Part 2. There are currently no sites that have been put forward for Part 2 or have been granted PiP through the development management process.

**6.3** Table 7 lists all the sites included on the Brownfield Land Register this monitoring year. For further information including maps of the below sites, please visit the Redditch Borough Council's website <https://www.redditchbc.gov.uk/council/policy-and-strategy/planning-policies/brownfield-land-register.aspx>

**Table 7: Brownfield Land Register for Redditch Borough**

Site Reference	Site Name Address	Planning Status	Planning reference
LBLR1	Matchborough District Centre	Not Permissioned	
LBLR2	Loxley Close	Not Permissioned	
LBLR3	Park House, Town Centre	Permission Granted - Under Construction	18/00689
LBLR6	Ashleigh Works, Bromsgrove Road	Prior Notification	2016/354
LBLR7	Former Church Hill Medical Centre	Not Permissioned	
LBLR8	Redditch Trades and Labour Club 38-40 Bromsgrove Road	Permission Granted	2016/024
LBLR10	Land at St.Gregory's Church, Winyates	Not Permissioned	
LBLR12	Former Holyoaks Field First School	Not Permissioned	
LBLR13	Millsborough House, Ph2	Not Permissioned	
LBLR14	Winyates District Centre	Not Permissioned	
LBLR15	Victoria Works, Edward Street	Permission Granted - Outline	18/01515
LBLR16	Prospect Hill	Permission Granted - Not Started (Part of site)	2016/276 (Part of site)
LBLR17	Millfields, Middlehouse Lane	Not Permissioned	
LBLR18	Widney House, Bromsgrove Road	Not Permissioned	
RBLR19	The Golden Cross Pub, Unicorn Hill	Permission Granted - Outline	17/00749
RBLR20	Land to the rear of Nos 213-229 Istock Close	Permissioned	18/01428

## 7 Custom and Self-build Register

**7.1** The Government wants to enable more people to build and design their own homes and the Self-build and Custom Housebuilding Act 2015 (as amended) sets out how Councils should manage the demand for self-build and custom house building through the introduction of the Self-build Register. The Self-build Register provides an indication of the demand for self and custom build homes in Redditch and allows the Council to develop its housing and planning policies to support the most appropriate self and custom build projects.

**7.2** As of 1 April 2016, Local Authorities are required to keep a register of individuals and associations who are interested in self-build in their area.

**7.3** The Council decided to introduce a local connections test, as permitted through the Self-build and Custom Housebuilding Regulations 2016. We therefore require any applicants to provide suitable evidence of their connection to Redditch Borough. A local connection to Redditch Borough is defined as any of the following:

- a. you are a resident in the Borough;
- b. you or a member of your immediate family (someone you share a home with) are employed in the Borough;
- c. because of a family association; or
- d. because of special circumstances.

**7.4** This allows the Register to be split into two parts:

Part 1 - Those that provide all the required information and meet the local connection test

Part 2 - Those that provide all the required information but do not meet the local connection test.

**Table 8: Number of additions to the Self-build Register within the relevant Monitoring Periods**

Monitoring period	Number of additions to the Self-Build Register
17/05/16 - 30/10/16	6
31/10/16 - 30/10/17	10
31/10/17 - 30/10/18	3
31/10/18 - 30/10/19	3
31/10/19 - 30/10/20	3

**Table 9: Number of entries on each part of the Self-build Register**

Part of Register	Number of entries
Part 1	17
Part 2	8

**7.5** A total of seven applicants stated a preferred specific location within the Borough for where they would want a self-build plot. The remainder of the applicants, where a location was specified, requested rural locations.

## 8 Housing Delivery

### Housing Land Supply

**8.1** The housing requirement for Redditch Borough is for the construction and completion of 6,400 dwellings between 1 April 2011 and 31 March 2030. For the Plan period an average of 337 net completions per annum is required to meet the Boroughs housing requirement. Table 10 shows the housing delivery performance to date.

**Table 10: Housing delivery performance against BORLP4 requirement 2011-2030**

	Year									Total
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	
Proportionate target	337	337	337	337	337	337	337	337	337	<b>3033</b>
Net Completions	63	130	150	312	181	183	384	392	279	<b>2074</b>
								<b>Shortfall to date</b>		<b>959</b>

**8.2** The Council monitors the number of completed dwellings annually, as well as the number of commitments within the Borough, which feed into the five year housing land supply figure.

**8.3** The five year housing land supply figure for Redditch Borough for 2019/20 is **3.24 years**. For further information on how the five year housing land supply is calculated, please see the Housing Land Supply document<sup>1</sup>.

**8.4** There was a total of 9 applications whose planning permission lapsed this monitoring year, equating to 20 dwellings.

### Brownfield and Greenfield Land

**8.5** Table 11 identifies the distribution of housing on brownfield and greenfield land from 2011/12 to 2019/20.

**Table 11: Housing developments on brownfield and greenfield land**

Year	Brownfield	Greenfield	Total	% Brownfield
2011-12	54	9	<b>63</b>	85.71%
2012-13	44	86	<b>130</b>	33.85%
2013-14	42	108	<b>150</b>	28.00%
2014-15	154	158	<b>312</b>	49.36%
2015-16	49	132	<b>181</b>	27.07%
2016-17	132	51	<b>183</b>	72.13%
2017-18	128	256	<b>384</b>	33.33%
2018-19	39	353	<b>392</b>	9.95%
<b>2019-20</b>	<b>68</b>	<b>211</b>	<b>279</b>	<b>24.37%</b>
<b>Total</b>	<b>710</b>	<b>1364</b>	<b>2074</b>	<b>34.23%</b>

1. <https://www.bromsgrove.gov.uk/council/policy-and-strategy/planning-policies/local-development-plan/monitoring-documents.aspx>

## Affordable Housing

**8.6** There was a total of 64 affordable dwellings completed this monitoring year. Table 12 shows the proportion of affordable and private completions to date. The percentage of affordable housing provided in 2019/20 is 22.9%, which includes sites of 10 dwellings or less which are not required to meet the 30% affordable housing contribution. The overall percentage of affordable housing provided since the start of the Plan period is 31.3%.

**Table 12: Affordable housing completions (Net) from 2011/12 to 2019/20**

	Affordable Rent	Intermediate Housing <sup>2</sup>	Social Rented	Total Affordable	Total Private	<b>Total</b>
2011/12 to 2017/18	109	128	227	464	939	<b>1403</b>
2018/19	10	52	60	122	270	<b>392</b>
2019/20	14	37	13	64	215	<b>279</b>
<b>Total</b>	<b>133</b>	<b>217</b>	<b>300</b>	<b>650</b>	<b>1424</b>	<b>2074</b>

**2. Including Shared Ownership**

## 9 Employment Delivery

**9.1** The employment requirement for Redditch Borough is for the construction and completion of around 55ha employment land between 1 April 2011 and 31 March 2030. For the Plan period, an average of 2.89ha per annum is required to meet the Borough’s employment need.

**9.2** For the purposes of this AMR, 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<sup>3</sup>.

**9.3** Table 13 shows the amount of employment land completed from the beginning of the Plan period. Table 14 shows the employment land supply at 1 April 2020.

**Table 13: Total amount of employment land over Plan period**

Year	Completions (ha)				Total Completions (m <sup>2</sup> )
	B1	B2	B8	Waste Management Facility	
2011/12	0	0	0.040	0	<b>0.040</b>
2012/13	0.027	0.548	0	0	<b>0.570</b>
2013/14	0.024	0.370	0	0.020	<b>0.414</b>
2014/15	0.050	0	0	0	<b>0.050</b>
2015/16	0.016	0.420	1.900	0	<b>2.336</b>
2016/17	0	0	4.060	0	<b>4.606</b>
2017/18	0	1.270	0	0	<b>1.270</b>
2018/19	0.018	0	0	0	<b>0.018</b>
2019/20	0	0.049	8.090	0	<b>8.139</b>
<b>Total</b>	<b>0.135</b>	<b>2.657</b>	<b>14.09</b>	<b>0.020</b>	<b>16.902</b>

**3. See Appendix 1 for further information**

**Table 14: Employment Land Supply at 1 April 2020**

			Square Metres (m <sup>2</sup> )	Hectares (ha)
(i)	Allocated Sites carried over from BORLP3 with capacity at 1.4.2011	Commitments	109,900	10.99
		Completions	80,900	8.09
(ii)	Sites allocated for BORLP4	Commitments	22,600	2.26
		Completions	6,400	0.64
(iii)	Additional land within Bromsgrove District	Commitments	112,600	11.26
		Completions	40,600	4.06
(iv)	Additional land within Stratford-on-Avon District	Commitments	194,700	19.47
		Completions	0	0.00
(v)	Windfalls	Commitments	9,500	0.95
		Completions	40,180	4.02
<b>Total</b>			<b>617,380</b>	<b>61.74</b>



## Appendix 1: Use Class definitions

Use Class definitions as defined by the Town and Country Planning (Use Class) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

A1	Shops	C1	Hotels
A2	Financial and Professional Services	C2	Residential Institutions
A3	Food and Drink	C2a	Secure Residential Institutions
A4	Drinking Establishments	C3	Dwelling House
A5	How Food Takeaways	C4	Housing in Multiple Occupation
B1	Businesses	D1	Non-residential Institutions
B2	General Industry	D2	Assembly and Leisure
B8	Storage and Distribution	Sui Generis	Uses which do not fall within the specified use classes above

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