

# Authority Monitoring Report

REDDITCH BOROUGH COUNCIL



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JANUARY

2020



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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** Regulations 34 (1), (4), (5) and (6) are addressed under specific sections in this document alongside other monitoring reporting that the Council undertakes, such as the Brownfield Register and the Self-build and Custom-build Register. Regulations 34 (2) and (3) are addressed within the specific Local Plan section of this document. It is essential that the Plan's policies are monitored and assessed as this provides data relating to their effectiveness, whether they are working properly or whether they may need to be reviewed.

**1.4** This AMR monitors the period between 1 April 2018 and 31 March 2019.

## Further Information

**1.5** In accordance with Regulations 34 (7) and 35, this AMR is available for public inspection at the Town Hall (Redditch). It can also be viewed and downloaded on the Council's website: [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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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**

### Borough of Redditch Local Plan No. 4 and Policies Map

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

### Allocation Plan

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 2019. 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 2019</b>	<b>What was achieved By 31 March 2019</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 wasting 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 which 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 6 April 2010 through the CIL Regulations 2010 (as amended). The powers enabling Councils to introduce the planning charge were introduced through the Planning Act 2008 (as amended). This 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** The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduce a requirement to produce an infrastructure funding statement detailing the monies collected through planning obligations and where the monies are spent. The first annual infrastructure funding statement must be published by 31 December 2020 and will be used to feed into future AMR documents. 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	£243,228.19
Waste and Recycling	£33,053.92
Natural Environment mitigation and open space	£219,142.04
Playing Pitches	£347,389.56

## 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 (LPAs) 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 Permitted	
LBLR2	Loxley Close	Not Permitted	
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 Permitted	
LBLR8	Redditch Trades and Labour Club 38-40 Bromsgrove Road	Permission Granted	2016/024
LBLR9	Clive Road, Prospect Hill	Permission Granted - Under Construction	2016/109
LBLR10	Land at St.Gregory's Church, Winyates	Not Permitted	
LBLR12	Former Holyoaks Field First School	Not Permitted	
LBLR13	Millsborough House, Ph2	Not Permitted	
LBLR14	Winyates District Centre	Not Permitted	
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 Permitted	
LBLR18	Widney House, Bromsgrove Road	Not Permitted	
RBLR19	The Golden Cross Pub, Unicorn Hill	Permission Granted - Outline	17/00749

## 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	11
31/10/17 – 30/10/18	2
31/10/18 – 30/10/19	4

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

Part of Register	Number of entries
Part 1	15
Part 2	8

**7.4** 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 Borough of Redditch Local Plan No.4 (BORLP4)

**8.1** The preparation of any plan should not be seen in isolation nor as a once and for all activity. Delivery of the plan is considered to be an iterative process and the Council aims to constantly strive for improvement. It is vital that any plan is checked at various stages to establish whether it is being implemented correctly, to make an assessment of outcomes and to check if these outcomes remain as intended and are still relevant. It is possible that monitoring outcomes will indicate that a plan will need to be updated to ensure that local policy remains consistent with national and local changes and up to date evidence.

**8.2** Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. The main purpose of the monitoring indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policy. Therefore in order to effectively deliver the BORLP4 it is important that clear monitoring indicators are identified so that the effectiveness of the Plan can be easily assessed.

**8.3** Strategic Objectives build upon national policy and address key local challenges. The Strategic Objectives provide the basis for developing the spatial strategy and policies for the District, which are necessary to secure the delivery of the Vision.

**BORLP4 Vision: Redditch will be successful and vibrant with communities that have access to good job opportunities, good education, good health and are communities that people will be proud to live and work in.**

**BORLP4 Strategic Objectives: (in no specific order of preference)**

**S01 To maintain and provide a high quality natural, rural and historic environment with a multifunctional Green Infrastructure network which maximises opportunities for enhancing biodiversity value, wildlife and ecological connectivity**

**S02 To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards**

**S03 To reduce the causes of, minimise the impacts of and adapt to climate change**

**S04 To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features**

**S05 To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel**

**S06 To enhance the visitor economy and Redditch's cultural and leisure opportunities including Abbey Stadium**

**S07 Reduce crime and anti-social behaviour and the fear of crime through high quality design and infrastructure, with regeneration achieved at Matchborough, Winyates and Woodrow District Centres**

**S08 To improve the vitality and viability of Town and District Centres in the Borough by day and night by promoting a vibrant mix of uses including residential**

**S09 To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites**

**S010 To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites. Redditch will have employees with higher skills levels with strengthened links between business and education**

**S011 To protect and enhance water, air and soil and minimise flood risk**

**S012 Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning**

**S013 To have demonstrated compliance with the “duty to cooperate” by providing for Redditch’s growth across Local Authority boundaries**

**8.4** Planning policies are implemented through the Development Management process. In measuring the extent to which Strategic Objectives are being met, it serves to identify where policies need to be strengthened, maintained, changed, or, if necessary, removed from the Plan. Some of the policies in this Plan have a trigger or threshold for when the Council would need to look at revisions if the actual policy proposals either under provide or over provide significantly.

**8.5** The monitoring indicators have been developed on a policy by policy basis to enable easy cross reference back to the Plan. However, some monitoring indicators may be appropriate for multiple policies. Policies have been located under the most relevant Strategic Objective to determine how well they are working to meet the Strategic Objectives.

**S01. To maintain and provide a high quality natural, rural and historic environment with a multifunctional Green Infrastructure network which maximises opportunities for enhancing biodiversity value, wildlife and ecological connectivity**

#### Related Policies

<b>Policy 11</b>	<b>Green Infrastructure</b>
<b>Policy 16</b>	<b>Natural Environment</b>
<b>Policy 36</b>	<b>Historic Environment</b>
<b>Policy 37</b>	<b>Historic Buildings and Structures</b>
<b>Policy 38</b>	<b>Conservation Areas</b>

### Green Infrastructure

**8.6** The Green Infrastructure (GI) Network makes an important and valued contribution to the Borough of Redditch and its distinctiveness. The GI Network is a multifunctional resource that includes, but is not limited to, green spaces and corridors, waterways, natural heritage and wildlife habitats. New development within the Borough is required to contribute positively to the GI Network with Green Infrastructure Concept statements required for the Strategic Sites, as states in the relevant policies.

## Natural Environment

**8.7** Sites of Special Scientific Interest (SSSI) is the land notified under the Wildlife and Countryside Act 1981 (as amended). SSSIs are the finest sites for wildlife and natural features in England, supporting many characteristics, rare and endangered species, habitats and natural features.

**8.8** There are six SSSIs in Redditch Borough. Figure 2 identifies the overall condition of the SSSI and Figure 3 identifies the locations of SSSIs within the District. Appendix 1 identifies the condition of each SSSI.

Figure 2: Overall condition of SSSIs within Redditch Borough

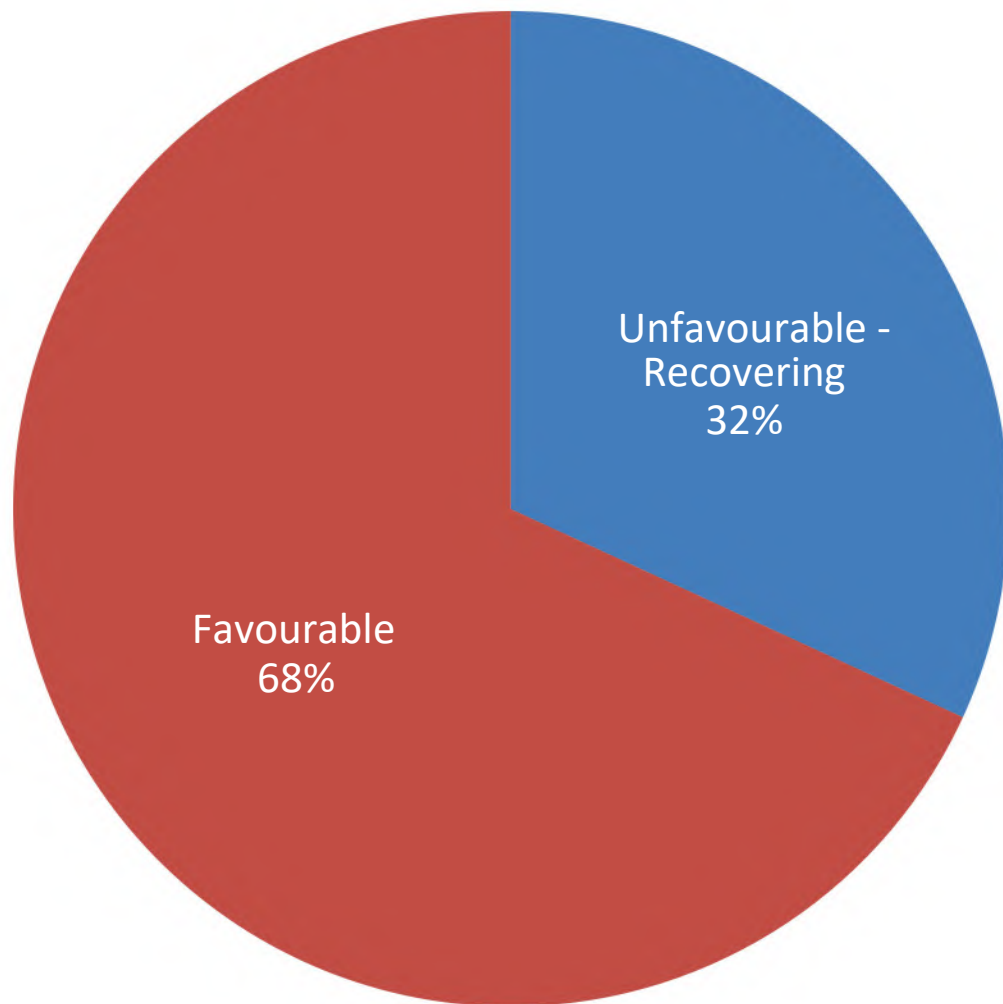
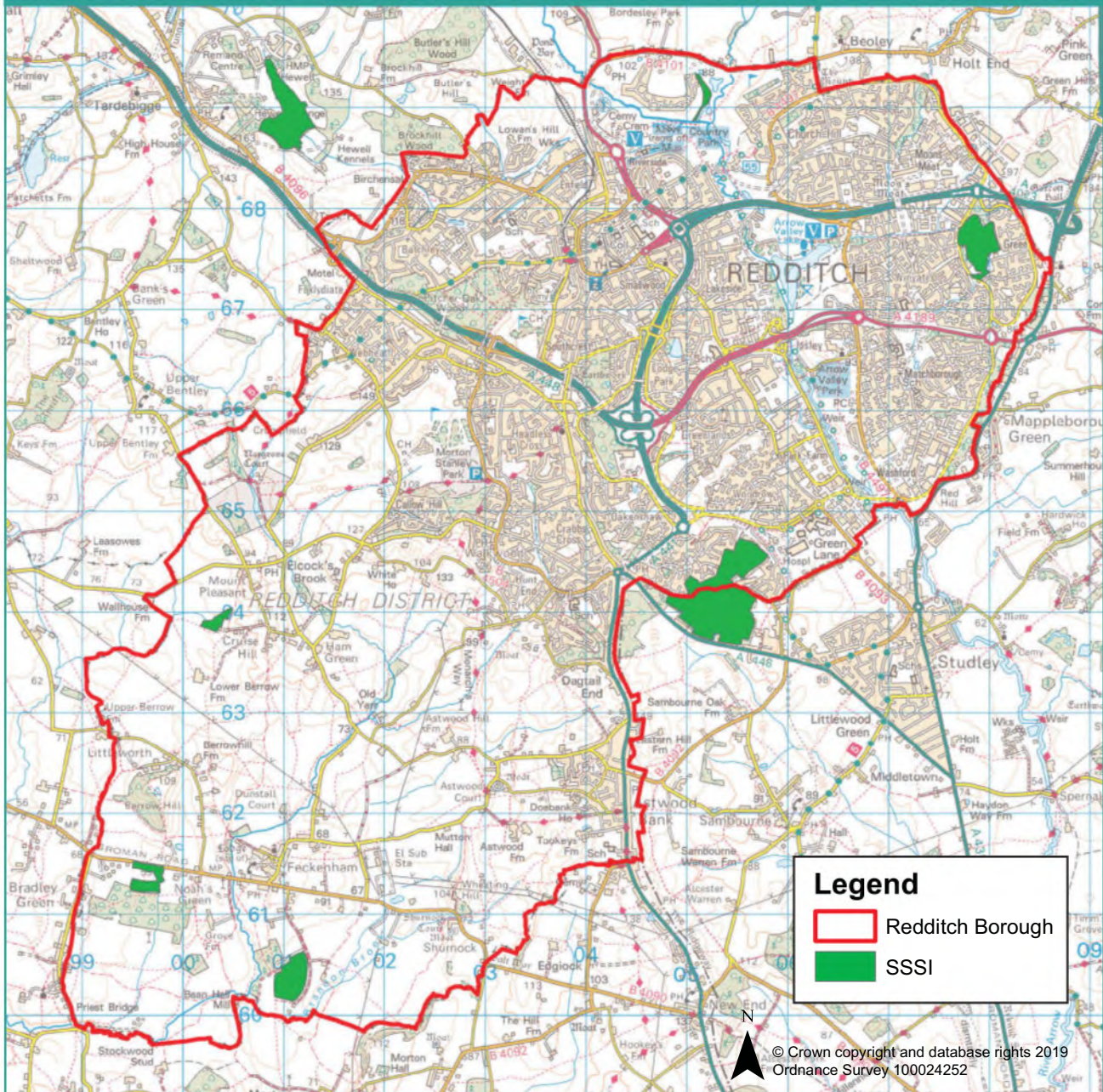




Figure 3: Locations of SSSI in Redditch



**8.9** The Borough has 24 Local Wildlife Sites and has just over 87 hectares of land designated as Local Nature Reserves (LNRs).

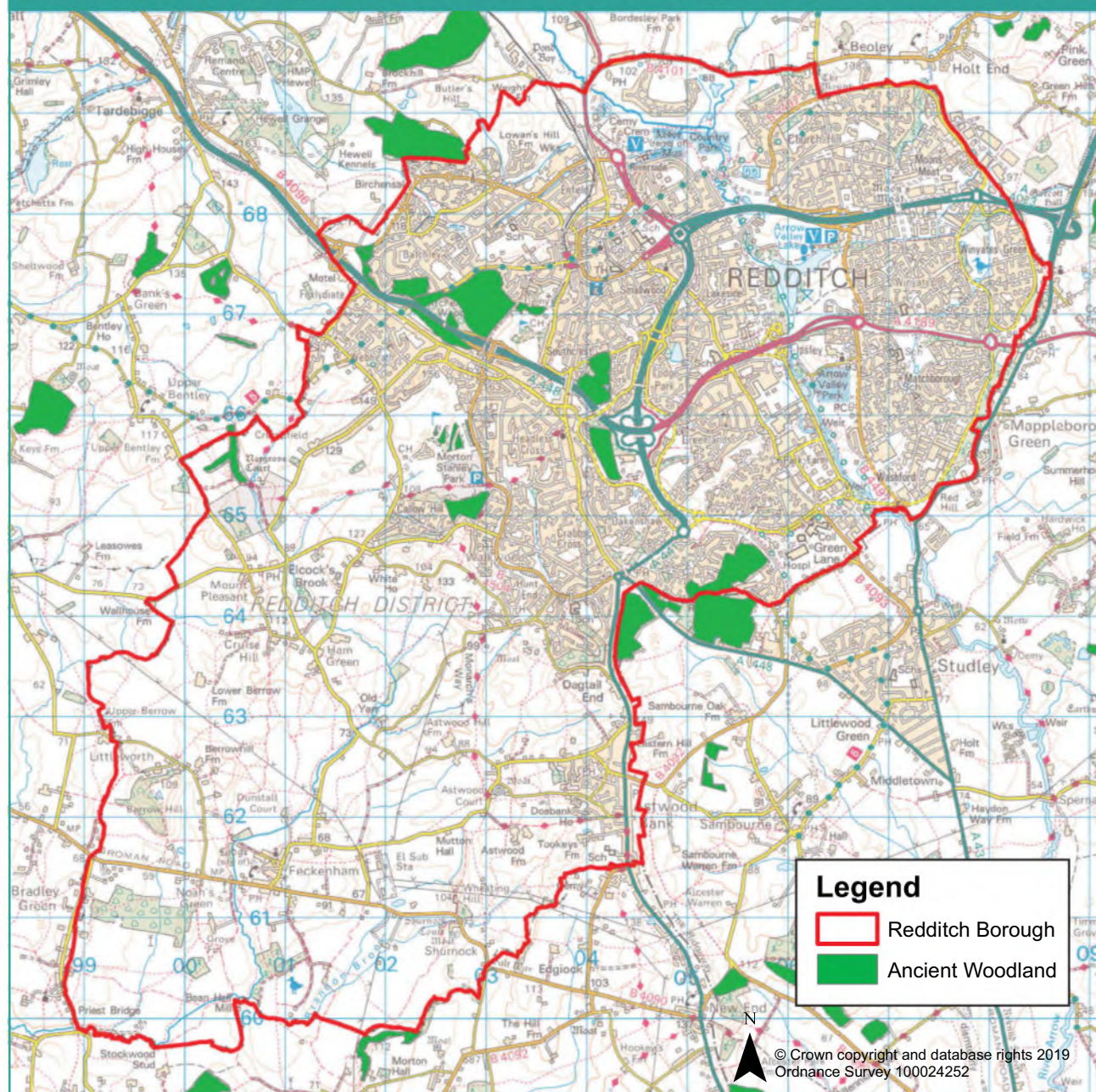
**8.10** LNRs are a statutory designation under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally. LNRs are resources which make an important contribution to England’s biodiversity.

**8.11** There are six LNRs within Redditch Borough:

- Redditch Woods: Foxlydiat Woods;
- Redditch Woods: Oakenshaw Wood;
- Redditch Woods: Pitcheroak Wood;
- Redditch Woods: Walkwood Coppice; and
- Redditch Woods: Southcrest Wood;
- Proctors Barn Meadows.

**8.12** There are over 52,000 ancient woodland sites identified in the Ancient Woodland Inventory (England). Ancient woodland is identified using the presence or absence of woodland from old maps, information about the woods name, shape, internal boundaries, and location relative to other features, ground survey, and aerial photography. Figure 4 identifies the locations of Ancient Woodland within Redditch Borough.

**Figure 4: Location of Ancient Woodland within Redditch Borough**



## Historic Environment

**8.13** Listing marks and celebrates a building's special architectural and historic interest, and also brings it under consideration of the planning system, so that it can be protected for future generations. Table 10 identifies the number of Listed Buildings within the Borough at 1 April 2019.

**Table 10: Listed Buildings within Redditch Borough**

	Grade I	Grade II*	Grade II	Total
<b>Listed Buildings</b>	1	10	152	<b>163</b>

**8.14** Within the monitoring year (1 April 2018 to 31 March 2019) there was a total of one new Listed Building, which was the Redditch St Stephen's War Memorial (List Entry: 1461624) and Listed as Grade II.

**8.15** There were no Listed Buildings delisted within the monitoring year.

**8.16** Redditch Borough contains two Conservation Areas. No new Conservation Areas, changes to Conservation Areas or Conservation Area Appraisal and Management Plans were updated this monitoring year.

**8.17** Scheduling is applied only to sites of national importance, and even then only if it is the best means of protection. Only deliberately created structures, features and remains can be scheduled. There are almost 20,000 Scheduled Monuments on the List, with eight Scheduled Monuments within Redditch Borough.

**8.18** Two Scheduled Monuments are currently on the Heritage at Risk register. These are:

- Feckenham manorial moated site, Feckenham (Listing Entry: 1018361)
- Park Wood Camp, Ipsley (Listing Entry: 1005334)

**8.19** The Local Heritage List was adopted July 2009 and comprises a list of locally important historic assets. There are currently 48 Local Heritage List entries, with no change to the list this monitoring year.

## Conclusion

**8.20** Redditch Borough contains many natural and historic environments which are both locally and nationally important. Policy 11 requires the existing GI to be protected and for new development to contribute positively to the GI network, which can include open space, while the natural environment as a whole is protected via Policy 16. Both of these Policies work together in providing new and protecting and enhancing the existing natural environment of the Borough.

**8.21** The Historic Environment includes buildings, structures, archaeology and landscaped and planted or managed flora. Policies 36, 37 and 38 detail how planning must ensure historic assets are conserved and enhanced, be they Listed Buildings, Conservation Areas, Scheduled ancient Monuments or Locally Listed Heritage Assets. Relevant applications are also consulted on with the Conservation Officers and other relevant consultees.

**8.22** Overall, all of the Policies are working well and ensuring developments preserve and enhance the natural and historic environment. Therefore Strategic Objective 1 is working well.

## S02. To ensure that all new development in Redditch Borough will work towards the achievement of being carbon neutral in line with the National Standards

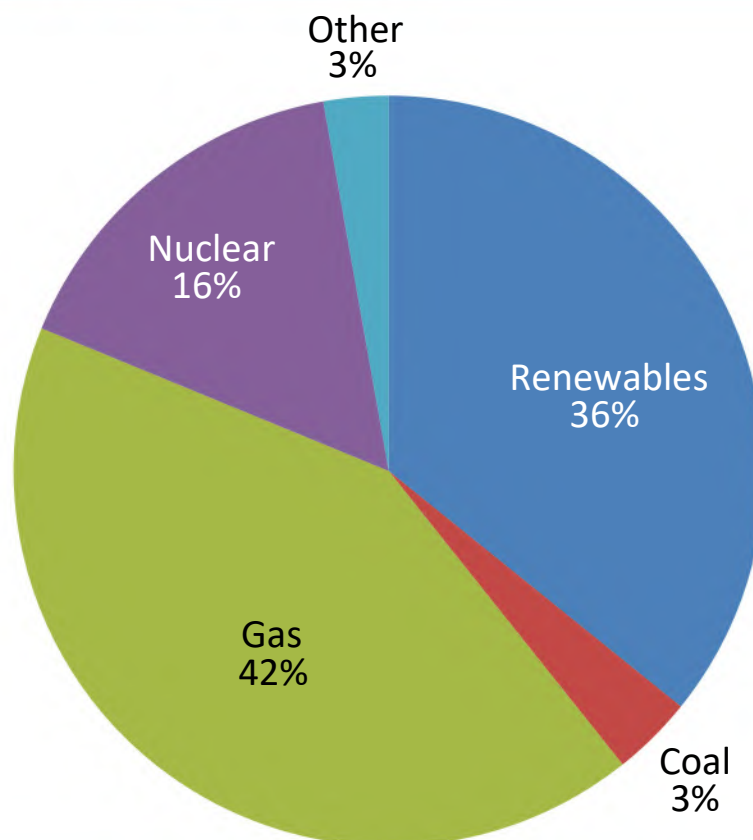
### Related Policies

#### Policy 39 Built Environment

**8.23** Redditch was the first Council in the country to re-use 100% waste heat generated from its crematorium, diverting it to the Abbey Stadium Leisure Centre, providing around 42% of its annual heating bill and reducing the Council's carbon footprint by 4%. The use of renewable energy in the Borough is growing, with solar panels installed on the roof of the Town Hall and the Countryside Centre which also boasts micro-wind turbines, solar hot water panels and a wood-burning stove. Redditch has the third lowest CO<sub>2</sub> emissions per person amongst all other districts in Worcestershire.

**8.24** For the first quarter of 2019, over 35% of electricity produced for the UK was from renewables<sup>1</sup>. Figure 5 shows the distribution of where the UK's energy comes from.

Figure 5: Distribution of UK energy for Jan-Mar 2019



1. [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/812626/Press\\_Notice\\_June\\_19.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/812626/Press_Notice_June_19.pdf)

**8.25** There have been no planning applications or Certificate of Lawfulness applications this monitoring year for external insulation or solar panels. However, as the installation of solar panels and external wall insulation can be undertaken via permitted development rights, a lack of applications does not necessarily mean that there have been none of these installations in the Borough. This means that measuring the performance of this indicator against the number of applications is not robust.

**8.26** A new monitoring indicator will need to be determined to ensure that the Policy can be adequately monitored to see how well it is working. Progress on this monitoring indicator will be included in the 19/20 AMR document.

## Conclusion

**8.27** Policy 39 ensures that all developments should be innovative and resilient to the effects of climate change. Applications can be consulted on with design consultants where required. Policy 39 is currently working well, however better monitoring indicators may need to be investigated. Therefore both Policy 39 and S02 are working, but can be improved.

## S03. To reduce the causes of, minimise the impacts of and adapt to climate change

### Related Policies

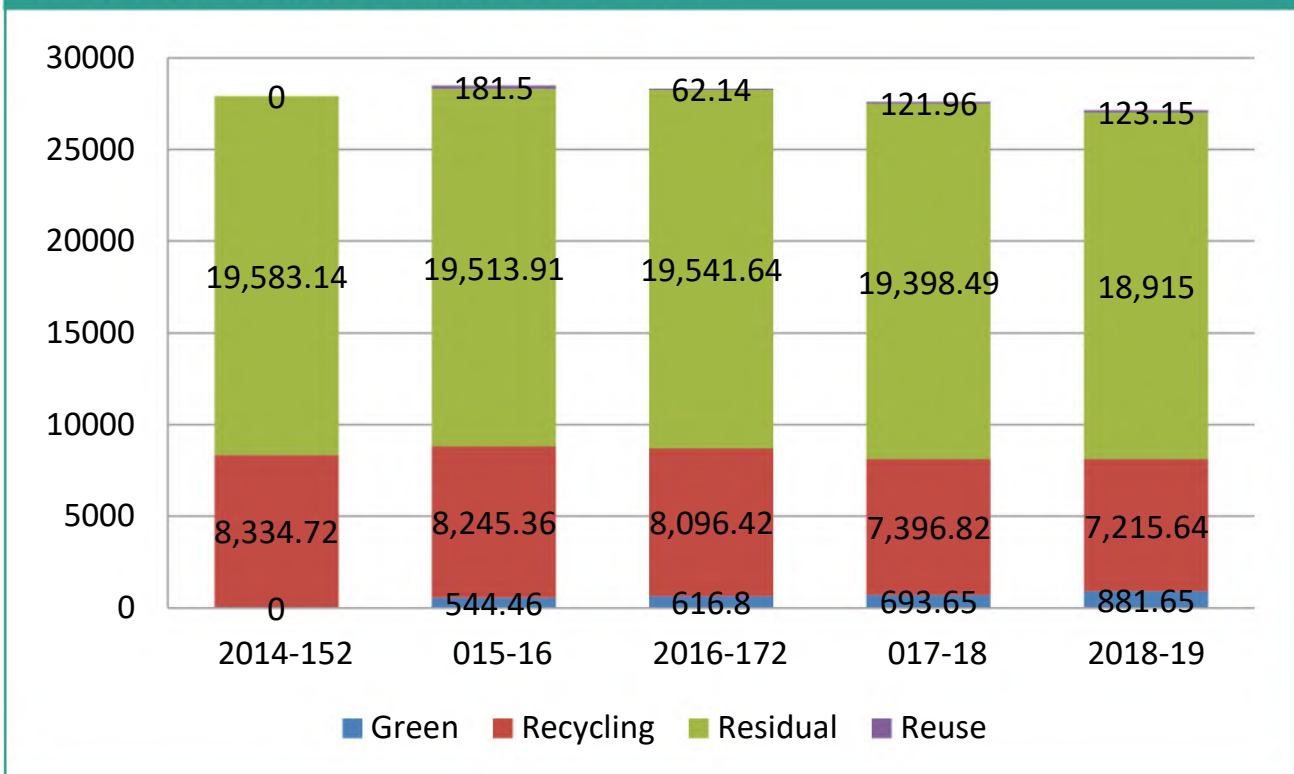
**Policy 15**      **Climate Change**

**8.28** Policy 15 requires that new developments must have regard for the need to be climate-resilient, with the energy efficiency of development needing to be maximised.

**8.29** Redditch Borough Council takes an active and determined role in the fight against climate change. It boasts the first dwellings to have been assessed against 'Code for Sustainable Homes' built to Code Level 3 and has led the way of using leftover energy for other uses, as detailed within the section above (S02).

**8.30** A total of £33,053.92 has been collected this monitoring year through S106 obligations towards waste and recycling, including waste containment receptacles for new dwellings. Figure 6 identifies the amount of waste produced in the Borough from 2014/15 to 2018/19. It can be seen that the total amount of recycling and residual refuse has generally been declining over this time period with the amount of green and reuse refuse increasing. A reduction of general and recycling refuse may indicate a general reduction in packaging by many organisations as well as smarter choices by residents to reuse packaging.

Figure 6: Distribution of UK energy for Jan-Mar 2019



## Air Quality

**8.31** The Air Quality (England) Regulations 2000 set national objectives for local authorities in England. There is an obligation on all local authorities to regularly review and assess air quality in their areas, and to determine whether or not the air quality objectives are likely to be achieved. Where there is an exceedance, or likely exceedance, of an air quality objective the local authority must declare an Air Quality Management Area (AQMA). Currently in Redditch, there are no AQMAs<sup>2</sup>.

## Conclusion

**8.32** The Council is actively working towards reducing the cause of, minimise the impacts of and adapt to climate change through the use of innovative ideas and projects. As such, it can be determined that Policy 15 and SO3 are working well.

2. <https://worcsregservices.gov.uk/pollution/air-quality/air-quality-management-areas.aspx>

## S04. To protect, promote and where possible enhance the quality of the Borough's landscape and Redditch Borough's other distinctive features

Related Policies	
Policy 8	Green Belt
Policy 9	Open Countryside
Policy 10	Rural Workers Dwellings
Policy 45	Cemeteries

### Green Belt

**8.33** Around 1,800ha in Redditch Borough is covered by Green Belt. This equates to approximately 62% of the Borough being Green Belt land. The amount of Green Belt land has remained the same since the adoption of the Borough of Redditch Local Plan No. 4 in January 2017, and therefore there is no change this monitoring year.

**8.34** Policy 8 restricts most development in the GB, allowing only appropriate development or development which can demonstrate very special circumstances.

### Open countryside

**8.35** Open Countryside is afforded protection to avoid unsustainable and dispersed patterns of development through Policy 9. Certain developments are permitted, and those with certain justification.

### Rural Workers Dwellings

**8.36** Policy 10 provides the mechanism for rural workers dwellings, although none were permissioned or completed this monitoring year. Rural workers dwellings are dwellings which are tied to a rural enterprise and it can be evidenced that *"there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside"*<sup>3</sup>.

### Cemeteries

**8.37** The Borough is currently looking for suitable cemetery land in line with Policy 45.

### Conclusion

**8.38** Policy 8 helps to prevent urban sprawl and preserve the openness and permanence of the Green Belt. Through Development Management, proposed developments are determined using Policy 8 and the NPPF. Policy 9 also works to afford the open countryside protection. Policy 10 provides the mechanism for rural workers dwellings to support agricultural enterprises. Policy 45 requires the identification of cemetery land which has not yet been completed; however the Council remains in search of a suitable site. Therefore all the Policies supporting Strategic Objective 4 are working well, and overall S04 is working well.

3. NPPF 2019 Paragraph 79

## **S05. To encourage safer, sustainable travel patterns, improve accessibility and maintain a balanced road hierarchy and reduce the need to travel**

### **Related Policies**

<b>Policy 19</b>	<b>Sustainable Travel and Accessibility</b>
<b>Policy 20</b>	<b>Transport Requirements for New Development</b>
<b>Policy 21</b>	<b>Alexandra Hospital Public Transport Interchange</b>
<b>Policy 22</b>	<b>Road Hierarchy</b>

**8.39** Redditch Borough has good transport links, with the M42 (Junctions 2 and 3) located under 5 miles away, and the M5 around 6 miles from Redditch Town Centre. The railway station for Redditch is located in the Town Centre and services run three times an hour to and from Birmingham New Street Station and on to Lichfield.

**8.40** The urban area of Redditch generally enjoys free flowing traffic and relatively little congestion. The annual percentage of people killed or seriously injured on roads is lower for Redditch Borough than the average for England<sup>4</sup>.

**8.41** Within Redditch Borough 20.3% of households do not have a car, with 2.5% of households having four or more cars. For England, 25.8% of households do not have a car, with 1.9% of households having four or more cars<sup>5</sup>.

**8.42** Improvements to accessibility and monitoring through a variety of aspirations are detailed in Policy 19, with specific requirements for new developments detailed in Policy 20 which can help achieve the aspirations of Policy 19 as well as the requirements of Policy 22. Improvements and changes to the layout of the road network surrounding the Alexandra Hospital provides an opportunity for Policy 21 to be met. Discussions on the transport interchange will be conducted as part of the planning process.

**8.43** There have been no S106 contributions paid towards highways or public transport this monitoring year. No progress has been made towards a Public Transport Interchange this monitoring year.

### **Conclusion**

**8.44** Policy 21 is working but there are some discussions to take place to ensure it is complied with, therefore it is considered that the Policy is working but could be improved. The remaining Policies supporting the Strategic Objective are all working well, therefore S05 is working well.

4. [http://www.worcestershire.gov.uk/info/20436/jsna\\_local\\_health/1515/jsna\\_district\\_health\\_profiles/3](http://www.worcestershire.gov.uk/info/20436/jsna_local_health/1515/jsna_district_health_profiles/3)

5. Office for National Statistics - 2011 Census data



**S06. To enhance the visitor economy and Redditch’s cultural and leisure opportunities including Abbey Stadium**

Related Policies	
<b>Policy 12</b>	<b>Open Space Provision</b>
<b>Policy 13</b>	<b>Primarily Open Space</b>
<b>Policy 14</b>	<b>Protection of Incidental Open Space</b>
<b>Policy 43</b>	<b>Leisure, Tourism and Abbey Stadium</b>

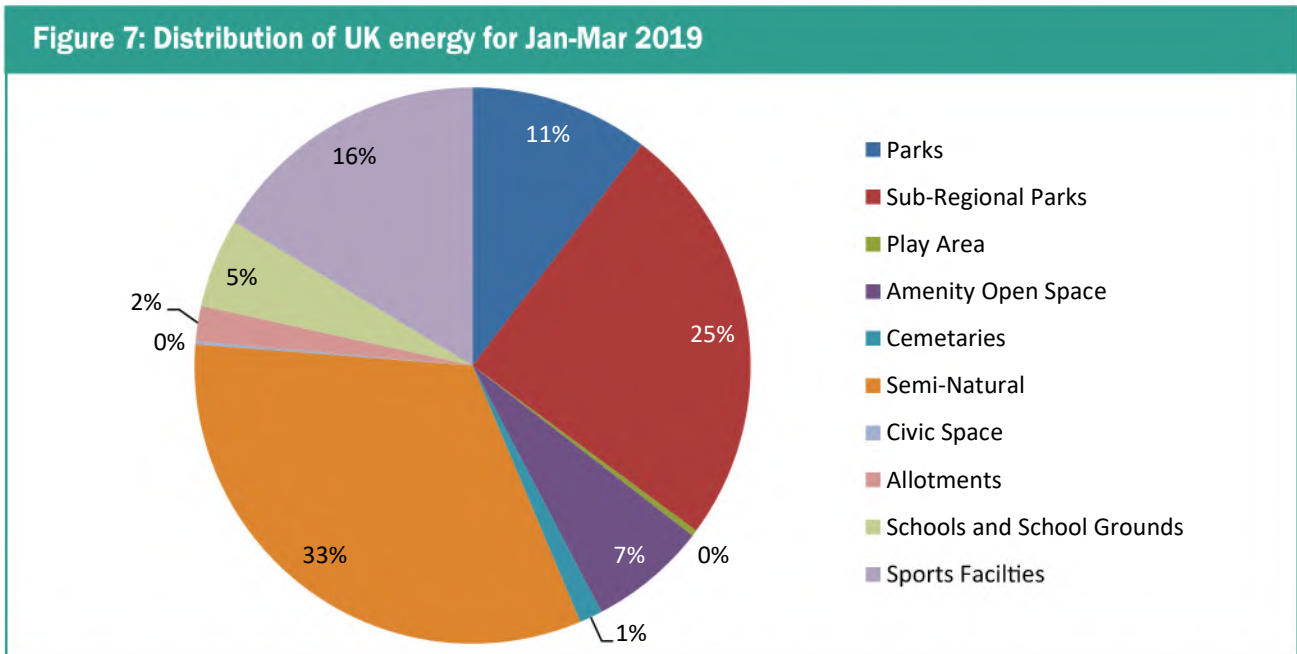
**Open Space**

**8.45** Within Redditch Borough there is one area of designated parkland which is the sub-regionally significant Arrow Valley Country Park. Arrow Valley Country Park follows the course of the River Arrow through Redditch Borough and is comprised of approximately 364ha.

**8.46** Redditch Borough has high levels of open space in comparison to surrounding Local Authorities, and is one of the features that makes Redditch distinctive.

**8.47** A total of £219,142.04 was paid through S106 obligations toward natural environment mitigation and open space this monitoring year. A total of £347,389.56 was paid through S106 obligations towards play and sports facilities this monitoring year.

**8.48** There is a total of 995.56ha of open space within Redditch Borough, equating to 34.17% of the Borough being open space<sup>6</sup>. Figure 7 shows the distribution of open space within the Borough.



Please note these figures are rounded - RBC does contain Civic Space as well as Schools and School Grounds.

6. Draft Addendum to the Open Space Needs Assessment (2017)

**8.49** The total coverage of public parks and gardens in Redditch Borough is 4.67%, compared to 0.79% for England. The average distance to green spaces in Redditch Borough is 0.5km, compared to 0.6km for England<sup>7</sup>.

**8.50** There have been no S106 contributions paid towards community facilities this monitoring year.

## Leisure and Tourism

**8.51** There is a good supply of designated open space and other land which provide for the recreation needs of the Borough.

**8.52** Within the Borough, there are 60.0% of adults (aged 16+) who are physically active, with 75.1% adults participating in sport and physical activity at least twice in the last 28 days (2017/18). 10.9% of adults volunteer in sport and physical activity, and the mean distance of Leisure Centres is 3.5km for the Borough, which is slightly less than the 3.6km mean distance for England. Within Redditch Borough, 28.6% of adults are classified as obese, which is higher than the percentage for England, which is 24.1%<sup>8</sup>.

**8.53** The Borough contains a number of tourism and culture facilities including Forge Mill, The Needle Museum, Bordesley Abbey, Arrow Valley Country Park, Arrow Valley Countryside Centre and the Palace Theatre. Policy 43 requires relevant development to support sustainable tourism and leisure development as well as consider the potential of historic and natural environment potential of developments. The Abbey Stadium was recently redeveloped and the land within the curtilage and adjacent to the Abbey Stadium can also contribute to the Borough's wider leisure related need.

## Conclusion

**8.54** Open space provision is detailed in Policy 12 and the Council is currently working on an updated Open Space Provision SPD. Open space is protected through Policies 13 and 14. Policy 43 provides the mechanisms for new leisure, tourism and culture development and safeguards the land around the Abbey Stadium. Although no S106 contributions have been paid this monitoring year, it is considered the policy is working.

**8.55** As all of the Policies supporting Strategic Objective 6 appear to be working well, it can be concluded that SO6 is also working well.

7. *Sport England Local Sport Profile* [www.sportengland.org](http://www.sportengland.org)

8. *Sport England Local Sport Profile* [www.sportengland.org](http://www.sportengland.org)

## S07. Reduce crime and anti-social behaviour and the fear of crime through high quality design and infrastructure, with regeneration achieved at Matchborough, Winyates and Woodrow District Centres

### Related Policies

<b>Policy 34</b>	<b>District Centre Redevelopment</b>
<b>Policy 35</b>	<b>Health of District Centres</b>
<b>Policy 40</b>	<b>High Quality Design and Safer Communities</b>

### District Centres

**8.56** The District Centres play an important role with regards to shopping, community and health facility needs. Policies 34 and 35 ensure new proposals within the District Centres are appropriate and design out crime.

**8.57** The Council is in the process of recruiting a delivery partner in order to comprehensively regenerate the Matchborough and Winyates District Centres. In the meantime, some local works to improve the areas have been undertaken following initial public engagement in 2016, such as: improved street lighting and hedge trimming to open up sight lines. No progress will be made at Woodrow District Centre until after completion of the District Centres at Matchborough and Winyates.

### Crime

**8.58** Good design improves the local environment, helps new development to fit in with its wider surroundings and creates a distinctive sense of place. A well balanced place can help to fight crime and the fear of crime.

**8.59** The overall crime rate in Redditch Borough is generally lower than the average for England. Table 11 provides information on the types of crimes within the Borough.

**Table 11: Crimes within Redditch Borough June 2018 to May 2019<sup>9</sup>**

Type of Crime	Redditch Borough		England
	Total number of crimes	Number of crimes per 1000 population	Number of crimes per 1000 population
Violent crimes	2871	33.7	29.6
Criminal damage	725	8.5	9.1
Antisocial behaviour	3146	36.9	22.2
Burglaries	451	12.8	16.9
Robberies	71	0.8	1.5
Vehicle crimes	419	4.9	7.8
All crimes	9957	124.3	117.5

9. Sport England Local Sport Profile [www.sportengland.org](http://www.sportengland.org)

## Design

**8.60** Policy 40 provides a set of requirements for all developments to meet to ensure high quality design and safer communities. The High Quality Design SPD was drafted this monitoring year, with it being adopted on 24 June 2019. Within the monitoring year, an urban design consultant was consulted on planning applications a total of nine times for both Redditch Borough Council and Bromsgrove District Council. Due to the two Councils having a shared planning department service, the distinction between consultations on RBC and BDC planning applications is unavailable.

## Conclusion

**8.61** Policies 34 and 35 work together to ensure that the redevelopment and proposals in the District Centres are positive and improve the services and facilities, without resulting in large concentrations of hot food takeaways (A5 use<sup>10</sup>). It is considered that both policies are currently working well.

**8.62** Crime in Redditch is generally lower than that of England and Policy 40 expects all developments to meet certain requirements and be of high quality design. Applications will also be assessed using the High Quality Design SPD, the monitoring of which will be included in next year's AMR. Overall the policies supporting the Strategic Objective are working well, therefore SO7 is working well.

**10. See Appendix 2**

## **S08. To improve the vitality and viability of Town and District Centres in the Borough by day and night by promoting a vibrant mix of uses including residential**

### **Related Policies**

<b>Policy 30</b>	<b>Town Centre and Retail Hierarchy</b>
<b>Policy 31</b>	<b>Regeneration of the Town Centre</b>
<b>Policy 32</b>	<b>Protection of the Retail Core</b>
<b>Policy 33</b>	<b>Use of Upper Floors</b>
<b>Policy 41</b>	<b>Shopfronts and Shopfront Security</b>
<b>Policy 42</b>	<b>Advertisements</b>

### **Retail Hierarchy**

**8.63** Policy 30 details the retail hierarchy which concentrates on providing for retail growth in tandem with the needs generated by economic and population growth, with the first focus to be within the Town Centre, then the District Centres and then local shops/parades with individual shops or small groupings of shops.

### **Regeneration of the Town Centre**

**8.64** The Town Centre regeneration and the protection of the retail core is vital to ensure the Town Centre remains competitive and expand the business and cultural offer of the Town Centre. The Town Centre boundary was extended at the time of the BORLP4 being adopted to allow for regeneration and a number of projects have been identified, including a public realm improvement scheme. A total of £243,228.19 has been collected this monitoring year towards the Town Centre through S106 obligations which are being put towards the Town Centre public realm improvement scheme. The scheme is implemented through phasing as funding becomes available and includes resurfacing, new street furniture and street lighting.

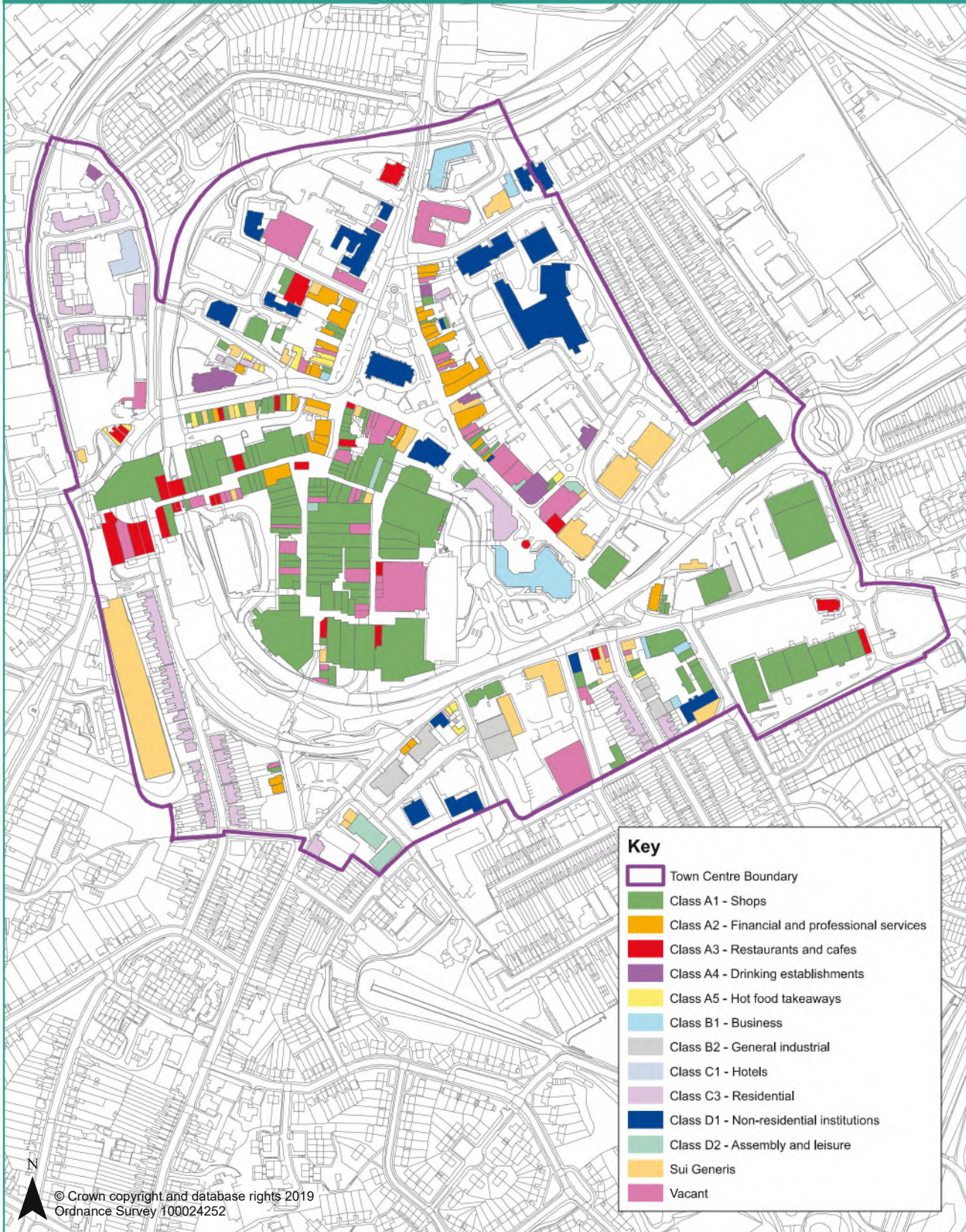
### **Protection of the Retail Core**

**8.65** Monitoring was undertaken in November 2019 on the Redditch Town Centre, which is detailed below. Monitoring of the Town Centre before this period was not undertaken and therefore no comparable data exists. Ongoing monitoring will provide trend data which will be detailed in future AMR and Town Centre Health Check documents.

**8.66** A total of 348 units were surveyed/monitored at street level and the use classes recorded as per the Town and Country Planning (Use Class) Order 1987 (as amended) shown in Figure 8. The diversity of uses is also shown in Table 12 and Figure 9. The dominant use in Redditch Town Centre is A1 retail - with 142 units, this equates to just over 40%.

**8.67** At the time of the survey, there were 50 vacant units within the Redditch Town Centre boundary. This equates to 14.37% of the total units surveyed, which is significantly higher than the national vacancy rate of 10.3% (British Retail Consortium, 2019).

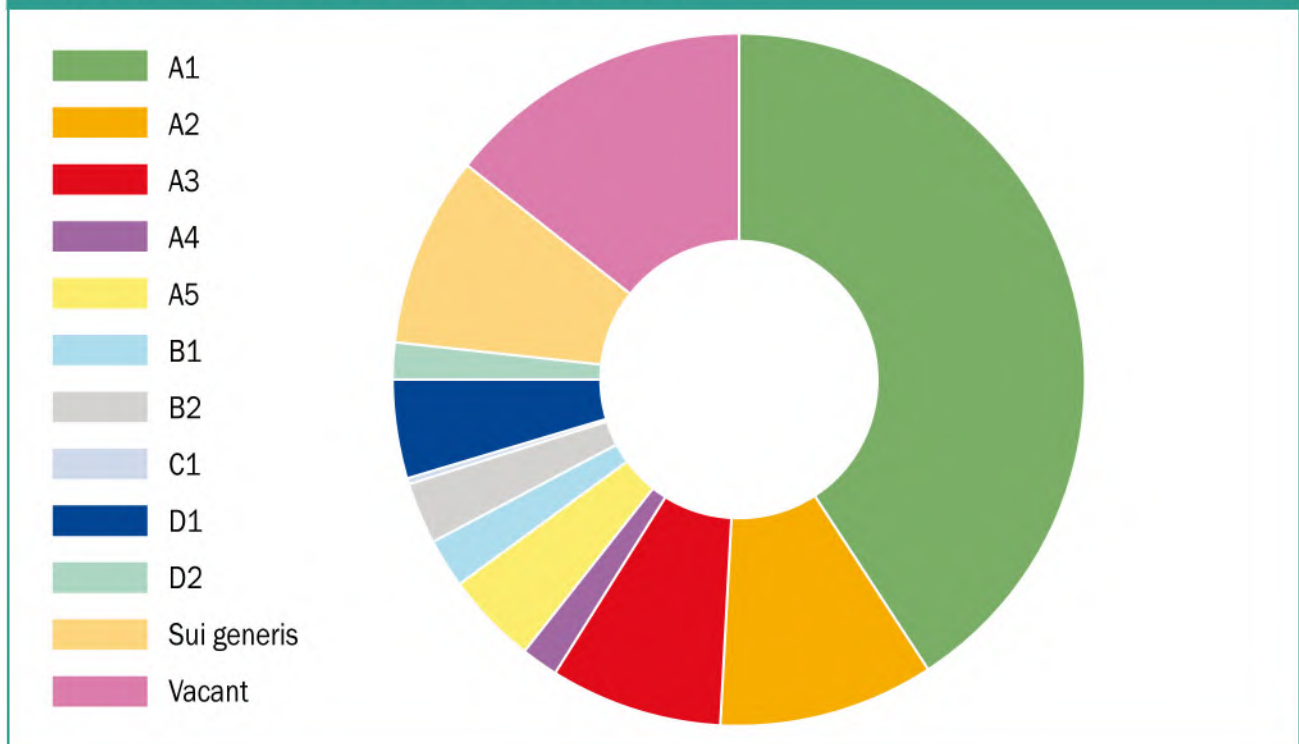
Figure 8: Redditch Town Centre boundary and Diversity of Uses



**Table 12: Diversity of Uses in Redditch Town Centre**

Use	Class Number of units	% of total units
A1 - Shops	142	40.80%
A2 - Financial and professional services	35	10.06%
A3 - Restaurants and cafes	28	8.05%
A4 - Drinking establishments	6	1.72%
A5 - Hot food takeaways	15	4.31%
B1 - Business	8	2.30%
B2 - General industrial	10	2.87%
C1 - Hotels	1	0.29%
D1 - Non-residential institutions	16	4.60%
D2 - Assembly and leisure	6	1.72%
Sui generis	31	8.91%
Vacant	50	14.37%
<b>Total units</b>	<b>348</b>	<b>100%</b>

**Figure 9: Diversity of Uses in Redditch Town Centre**



## Use of Upper Floors

**8.68** Policy 33 provides the mechanism for upper floor usage to come forward. Within certain centres there currently exists a mixture of upper floor uses, such as residential, gyms and store rooms. Encouraging the use of vacant floor space can add to the viability of an area by encouraging footfall beyond retail hours and offer added natural surveillance.

## Shopfronts and Advertisements

**8.69** Policy 41 and 42 detail the requirements for shopfronts, advertisements and supports shopfront security measures. The High Quality Design SPD contains further guidance on how shopfronts, advertisements and security measures should be designed.

## Conclusion

**8.70** Policy 30 allows retail growth to be concentrated in the best places and resist out of town shopping areas, as well as ensure the vitality and viability of the Town Centre is assured. Policy 31 related to the regeneration of the Town Centre, and the Policy provides the mechanism for regeneration to occur. The current Town Centre public realm improvement scheme is being undertaken and has improved a number of areas around the Town Centre so far, with other phases expected to come forward soon.

**8.71** Monitoring of the Town Centre was undertaken in November 2019 with no previous monitoring for many years, therefore due to a lack of trend data, it cannot be determined how well Policy 32 is currently working. The use of upper floors in retail centres is encouraged through Policy 33 and provides additional natural surveillance and additional footfall outside of retail hours, which can result in safer communities. Policies 41 and 42 are working well, with guidance available in the High Quality Design SPD.

**8.72** All the Policies supporting the Strategic Objective are working well, with the exception of Policy 32, for which there is currently insufficient information. As such, overall SO8 can be determined as working well.



## S09. To have sufficient homes meeting demographic needs, including affordable housing, providing for a range, mix, and type in the best locations, including on Strategic Sites

Related Policies	
<b>Policy 1</b>	<b>Presumption in Favour of Sustainable Development</b>
<b>Policy 2</b>	<b>Settlement Hierarchy</b>
<b>Policy 3</b>	<b>Development Strategy</b>
<b>Policy 4</b>	<b>Housing Provision</b>
<b>Policy 5</b>	<b>Effective and Efficient Use of Land</b>
<b>Policy 6</b>	<b>Affordable Housing</b>
<b>Policy 7</b>	<b>Gypsies, Travellers and Travelling Showpeople</b>
<b>Policy 46</b>	<b>Brockhill East</b>
<b>Policy 47</b>	<b>Land to the rear of the Alexandra Hospital</b>
<b>Policy 48</b>	<b>Webheath Strategic Site</b>
<b>Policy 49</b>	<b>Woodrow Strategic Site</b>

### Housing Land Supply

**8.73** 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 13 shows the housing delivery performance to date.

**Table 13: 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	
Proportionate target	337	337	337	337	337	337	337	337	<b>2696</b>
Net Completions	63	130	150	312	181	183	384	392	<b>1795</b>
	<b>Shortfall to date</b>								<b>901</b>

**8.74** 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.

**8.75** The five year housing land supply figure for Redditch Borough for 2018/19 is **3.29 years**. For further information on how the five year housing land supply is calculated, please see the Housing Land Supply document<sup>11</sup>.

**8.76** There were a total of 6 applications whose planning permission lapsed this monitoring year, equating to 37 dwellings.

**8.77** There were no C2<sup>12</sup> units built, or C2 planning permissions which lapsed, within the monitoring period. There were also no Gypsy and Traveller sites granted planning permission this monitoring year.

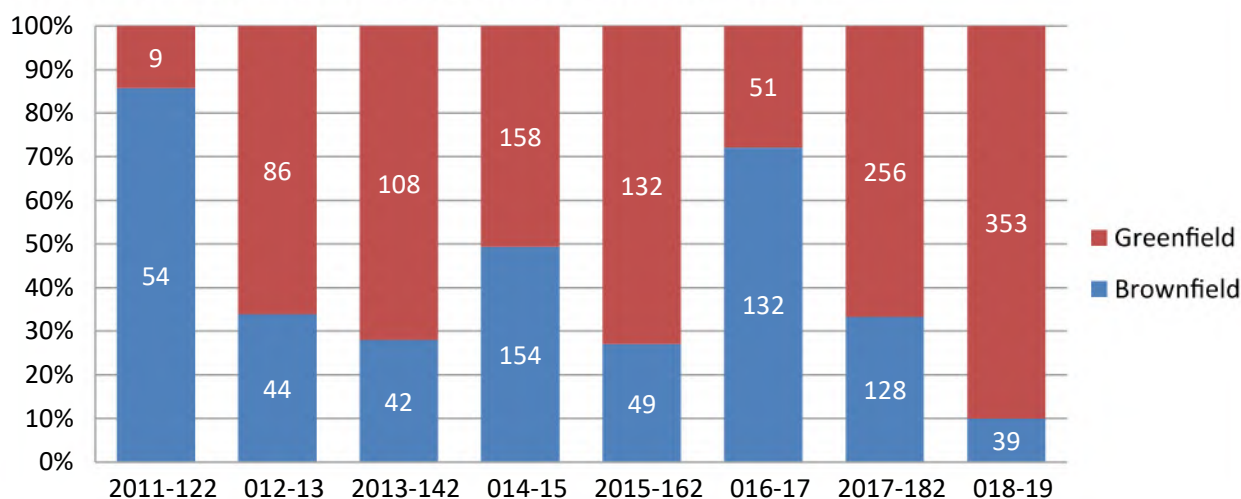
## Brownfield and Greenfield land

**8.78** Policy 1 requires developments to follow a presumption in favour of sustainable development, which includes using brownfield land for development before greenfield land.

**8.79** Historically Redditch Borough has achieved high figures of housing built on brownfield land, with the current monitoring year resulting in a dramatic decline of brownfield completions. This decrease is mainly due to the effective re-use of previously developed land (PDL) in BORLP4 and the number of large strategic sites across the Borough under construction which are located on greenfield land due to the lack of existing PDL sites. The Local Plan identifies further strategic development sites, some of which are yet to obtain planning permission, which are greenfield land and will further exacerbate the imbalance of brownfield land completions in the Borough. Figure 10 identifies the distribution of housing on brownfield and greenfield land from 2011/12 to 2018/19.

**Figure 10: Percentage of housing developments on brownfield and greenfield land**

### Distributions of developmetns on brownfield and greenfield land



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

**12.** C2 uses are residential institutions, such as nursing homes and care homes

## Affordable Housing

**8.80** Policy 6 requires a 30% contribution towards provision of affordable housing on sites of 11 or more dwellings.

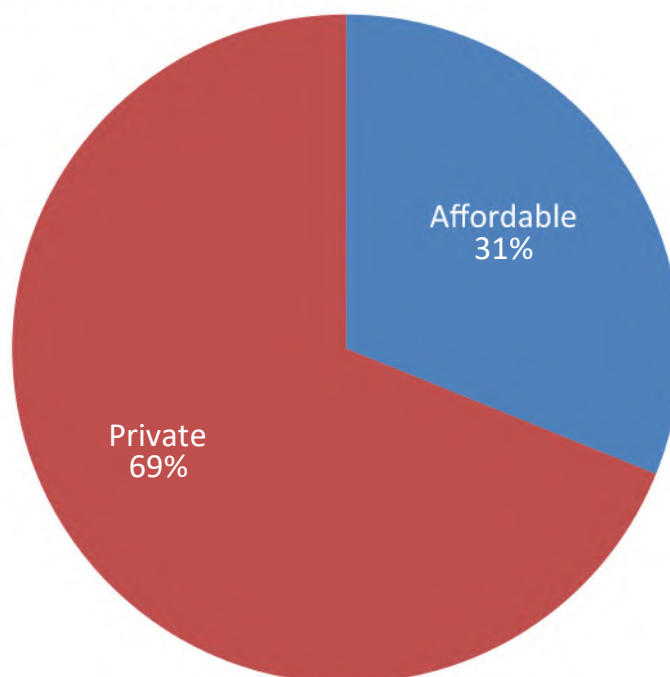
**8.81** There were a total of 122 affordable dwellings completed this monitoring year. This is higher than previous years reflecting the increase in net completions across the Borough as shown in Table 14. Figure 11 shows the proportion of affordable and private completions this monitoring year. The overall percentage of affordable housing provided in 2018/19 is 31%, which includes sites of 10 dwellings or less which are not required to meet the 30% contribution in Policy 6.

**Table 14: Affordable housing completions (Net) from 2011/12 to 2018/19**

	Affordable Rent	Intermediate Housing <sup>13</sup>	Social Rented	Total Affordable	Private Total	Total
2011/12 to 2017/18	109	128	227	464	939	<b>1403</b>
2018/19	10	52	60	122	270	<b>392</b>
<b>Total</b>	<b>119</b>	<b>180</b>	<b>287</b>	<b>586</b>	<b>1209</b>	<b>1795</b>

**Figure 11: Proportion of affordable completions 2018/19**

### Affordable and Private housing completions



13. Including Shared Ownership

## Redditch Strategic Sites

### Policy 46: Brockhill East

**8.82** The site is allocated for 1025 dwellings within Redditch Borough (and 600-700 in Bromsgrove District). Other provision includes: 8.45 ha of employment land, community facilities, a District Centre and a first school. A total of 399 dwellings were completed in total up to 31/3/19, with a further 289 dwellings with planning permission either under construction or not started at 31/3/19. The remainder of the site is outstanding. There is no employment development to date.

### Policy 47: Land to the rear of the Alexandra Hospital

**8.83** The site is allocated for a minimum of 145 dwellings and 1.85 ha of employment land. A total of 126 dwellings were completed on the site with a further 56 dwellings benefitting from planning permission being either under construction or not started at 31/3/19. The employment allocation has been lost to residential development with the resulting addition of 42 dwellings.

### Policy 48: Webheath

**8.84** The site is allocated for up to 600 dwellings. 225 dwellings were completed in total up to 31/3/19. 54 dwellings benefit from planning permission and are either under construction or not started at 31/3/19.

### Policy 49: Woodrow strategic site

**8.85** The site is allocated for 180 dwellings, with 160 dwellings completed by 31/3/17.

## Conclusion

**8.86** There has been an increase in housing completions this monitoring year and the proportion of affordable housing completions meets Policy 6. The proportion of brownfield completions has reduced this monitoring year, mainly due to a higher number of completions being on large allocated greenfield sites and the lack of available PDL, but this was expected.

**8.87** Developments are determined following sustainable development principles set out in Policy 1 and using the settlement hierarchy in Policy 2. Policy 3 allows all strategic sites to come forward, and for the monitoring of the delivery of developments.

**8.88** Policy 4 requires the delivery of 6,400 dwellings, 3,000 of which are allocated within the Borough. A total of 1,795 dwellings have been delivered to date (Table 11) through allocated sites in Appendix 2: Schedule of Housing Sites in the BORLP4 as well as windfall sites. There is currently a shortfall, however, as once the remaining strategic and cross boundary sites come forward, it is expected this shortfall will reduce substantially.

**8.89** Policy 6 requires sites of 11 or more dwellings to provide 30% affordable housing provision. Figure 8 shows that overall, 31 % of new dwellings this monitoring year were affordable. No Gypsy and Traveller or travelling Show people sites or pitches have come forward this monitoring year. Although none have come forward, Policy 7 provides the mechanism to determine applications and keep assessments up to date.

**8.90** Policies 46-49 comprise the strategic sites, of which some are currently partially complete. As all of the Policies supporting the Strategic Objective are working well, it can be concluded that SO9 is working well.

**S010. To have a strong, attractive, diverse and enterprising economic base with sufficient employment land, including Strategic Sites. Redditch will have employees with higher skills levels with strengthened links between business and education**

Related Policies	
<b>Policy 23</b>	<b>Employment Land Provision</b>
<b>Policy 24</b>	<b>Development within Primarily Employment Areas</b>
<b>Policy 25</b>	<b>Development outside of Primarily Employment Areas</b>
<b>Policy 26</b>	<b>Office Development</b>
<b>Policy 27</b>	<b>Rural Economic Development</b>
<b>Policy 28</b>	<b>Supporting Education, Training and Skills</b>
<b>Policy 29</b>	<b>Broadband and Telecommunications</b>

## Employment Land Provision

**8.91** 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.

**8.92** 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>14</sup>.

**8.93** Table 15 shows the amount of employment land completed from the beginning of the Plan period. Table 16 shows the employment land supply at 1 April 2019.

**14.** See Appendix 2 for further information

Table 15: 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>
<b>Total</b>	<b>0.135</b>	<b>2.608</b>	<b>6.000</b>	<b>0.020</b>	<b>8.763</b>

Table 16: Employment Land Supply at 1 April 2019

			Square Metres (m <sup>2</sup> )	Hectares (ha)
(i)	Allocated Sites carried over from BORLP3 with capacity at 1.4.2011	Commitments	190,800	19.08
		Completions	0	0.00
(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	3,600	0.36
		Completions	40,180	4.02
<b>Total</b>			<b>611,480</b>	<b>61.15</b>

## Development within and outside of Primarily Employment Areas

**8.94** There is currently no procedure in place to monitor which applications come forward within or outside of the Primarily Employment Areas or development of other uses within Primarily Employment Areas.

## Office Development

**8.95** Policy 26 relates to Office Development (Class B1a), for which development for new or loss of existing stock is determined. There was only one employment site this monitoring year which was converted to residential. This change of use however was undertaken via a prior approval and therefore was not determined using the policy.

## Rural Economic Development

**8.96** Sustainable rural economic development within the Borough is promoted, through Policy 27. Due to the way the Council currently monitors the employment and housing figures, it is difficult to determine how many change of use applications are determined against Policy 27. The policy provides the mechanisms for determining rural economic development, and improved monitoring indicators will be investigated next monitoring year.

## Education

**8.97** Within Redditch Borough, between Jan 2018 and Dec 2018, 30.2% of the population aged 16-64 had qualification of a NVQ4<sup>15</sup> or above, in comparison to 39.0% for England<sup>16</sup>. A level 4 NVQ is equivalent to the first year of a bachelors degree.

**8.98** Worcestershire County Council (WCC) has a duty to make sure there are enough school places for children and young people who live in the County and to make sure these places are of good quality with enough space to promote parental choice and diversity and to undertake an assessment of the sufficiency of school places in its area with annual updates.

**8.99** WCC produces forecasts of pupil numbers each year in order to plan the number of school places needed<sup>17</sup>. Pupil number forecasts make use of information on live births provided by the Health Authority to forecast the number of children anticipated to attend Worcestershire Schools for the next several years. Forecasts are produced every academic year for the following September intake. The 2018 forecasts show the projections of over subscriptions of Year groups 3, 4, 7 and 8 for only one or two years in the next 2-3 years, with Year groups 5 and 6 projected to be over subscribed for at least 2 or 3 years to come.

**8.100** Redditch Borough collect S106 monies for education and WCC are responsible for spending the money. There have been no S106 monies spent this monitoring year on Education, and no planning obligations entered into, however a total of £1,015,437.00 has been received from seven development sites for the improvements to 12 schools this monitoring year.

## Broadband

**8.101** The broadband speed for Redditch Borough is higher than that for England, being 58.20Mbit/s compared to 45.08Mbit/s respectively. This may be due to a large proportion of Redditch's population being located within the urban area.

**15. National Vocational Qualification**

**16. Office for National Statistics - Data from January 2018 to December 2018**

**17. [http://www.worcestershire.gov.uk/Info/20062/schools/133/school\\_forecast\\_data](http://www.worcestershire.gov.uk/Info/20062/schools/133/school_forecast_data)**

**18. Sport England Local Sport Profile**

## Conclusion

**8.102** The employment completion rate of 8.72ha from 2011/12 falls below the average for the eight years into the Plan period (23.12ha) by 14.4ha. It can therefore be concluded that Policy 23 is working but could be improved. A mechanism for bringing forward more employment land will be explored and reported on in next year's AMR.

**8.103** Development within and outside of Primarily Employment Areas are not currently specifically monitored. As there is no information available, it cannot be determined how well Policies 24 and 25 are working. Monitoring indicators will be determined and progress will be included in the 19/20 AMR.

**8.104** Policies 26 and 27 provide the mechanisms for economic development, and are all working well. Policy 28 provides the mechanism for the provision of education training and/or funding in combination with strategic site policies, It is considered Policy 28 is currently working well.

**8.105** Policy 29 supports the expansion of electronic communication networks and provides the mechanism for telecommunications development to come forward. The Policy is therefore considered to be working.

**8.106** Overall, it is considered that S010 is working well.

## S011. To protect and enhance water, air and soil and minimise flood risk

### Related Policies

<b>Policy 17</b>	<b>Flood Risk Management</b>
<b>Policy 18</b>	<b>Sustainable Water Management</b>

## Water Management

**8.107** Policy 17 details requirements for developments in certain flood zones in line with national guidance. Adequate flood protection is also required for developments in areas subject to flood risk.

**8.108** Policy 18 relates to sustainable water management and the requirement of developments to provide Sustainable Drainage Systems.

**8.109** The Environment Agency (EA) is a non-departmental public body, established in 1995, with responsibilities relating to the protection and enhancement of the environment. During the monitoring year, there were no EA objections to planning on the basis of flood risk<sup>19</sup>.

## Conclusion

**8.110** Policies 17 and 18 provide the mechanisms to ensure developments mitigate and manage flood risk and provide suitable water management of sites. Overall both policies are working well, therefore it can be determined that S011 is working well.

19. <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>



## **S012. Ensuring there is a range of health facilities that support existing and new communities and to promote the role of healthy living through good planning**

### **Related Policies**

**Policy 44      Health Facilities**

### **Employment Land Provision**

**8.111** The Borough is less healthy and less affluent than the national average, with life expectancy being 9.1 years lower for men and 7.2 years lower for women in the most deprived areas of the Borough<sup>20</sup>.

**8.112** Policy 44 provides the mechanism for new health facilities in the Borough, ideally located in the Town Centre or District Centres in line with Policy 20 Town Centres and Retail Hierarchy. In addition, Policy 44 allows for the Alexandra Hospital to be an appropriate location for additional health care facilities.

**8.113** Within the District Centres there are either doctors or dentist surgeries, and in some cases both. Under Policy 34, relating to the regeneration of Matchborough, Winyates and Woodrow District Centres, regeneration will take account of the improvement to existing health facilities as part of the comprehensive regeneration programme.

**8.114** Policy 46 Brockhill East and RCBD1 Redditch Cross Boundary Development at Foxlydiate require a District Centre to be provided on each site including associated community needs, therefore the provision of health facilities on both of these strategic sites is highly likely.

### **Conclusion**

**8.115** The allocated strategic sites and District Centre redevelopments will ensure health facilities are provided and maintained for new and existing communities in the Borough in coming years, in accordance with Policy 44. Therefore Policy 44 is working well, and in turn S012 is working well.

**20. Redditch District Needs and Assessment Profile**

[http://www.worcestershire.gov.uk/info/20436/jsna\\_local\\_health/1515/jsna\\_district\\_health\\_profiles/3](http://www.worcestershire.gov.uk/info/20436/jsna_local_health/1515/jsna_district_health_profiles/3)

## **S013. To have demonstrated compliance with the “duty to cooperate” by providing for Redditch’s growth across Local Authority boundaries**

### **Related Policies**

**Appendix 1**    **Redditch Cross Boundary Development**  
**RBBD1**        **Site 1: Foxlydiate**  
                     **Site 2: Brockhill**

**8.116** Bromsgrove District Council and Redditch Borough Council worked together in accordance with the Duty to Cooperate to find preferred locations to accommodate Redditch Borough’s housing shortfall. Two mixed use urban extensions are allocated within the Bromsgrove District Plan 2011-2030 to deliver two new sustainable communities and meet the Redditch Borough housing shortfall.

**8.117** The Redditch Eastern Gateway includes one employment site, and is allocated in Bromsgrove District Local Plan 2011-2030, known as the Ravensbank ADR and two employment sites are allocated in the Stratford-on-Avon District Core Strategy 2011-2031 known as Gorcott and Winyates Green. The cross-boundary employment sites are included in Policy 23 Employment Land Provision.

### **Site 1 - Foxlydiate**

**8.118** A planning application was permitted at Planning Committee on 14 October 2019, this was not, however, within the 2018/19 monitoring year (16/0263), and will be reported in greater details in future AMRs.

### **Site 2 - Brockhill**

**8.119** A hybrid application, including Policy 46 Brockhill East and the cross-boundary site Brockhill is currently being considered for this site (19/00976). Further information on the Brockhill East and Brockhill sites can be found at S09.

## **Conclusion**

**8.120** The Foxlydiate site was under consideration in the monitoring year, while the Brockhill application was not submitted until after the monitoring year. Both of these sites were anticipated in previous monitoring years.





**8.121** The Eastern Gateway has permission and is likely to come forward in the next few years. Updates will be included in the AMR in due course.

**8.122** As Redditch’s growth is provided across Local Authority boundaries, it can be concluded that S013 is working well.






## 9 Conclusion

9.1 All of the Strategic Objectives are either working well, mostly working well or there is not enough information to come to a conclusion. Table 17 provides information on the indicators and Table 18 identifies how well each Strategic Objective is being met by the policies.











**Table 17: Indicators as to how well the policies are working to achieve the Strategic Objective**

	<b>Policies working well -</b> Indicates that the policies are effective, Strategic Objective requirements are being met or exceeded
	<b>Policies are working but could be improved -</b> Indicates that the Strategic Objective is not being met but progress is being made
	<b>Policies are not working -</b> Indicates that the Strategic Objective is not being met
	<b>Not applicable -</b> Not applicable to this Strategic Objective at this time/Not enough information available

**Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies**

Strategic Objective	Indicator	Policy	Indicator	Comment
1		11		This Policy requires existing GI to be protected and for new development to contribute positively to the GI network. The Policy provides the mechanism for this to occur.
		16		This Policy relates to the protection of the natural environment and landscapes, including Sites of Wildlife Importance and ensures they are protected and enhanced.
		36		Policy 36 relates to the Historic Environment. Related applications are determined in consultation with Conservation Officers and other relevant bodies to ensure the historic environment of the Borough is preserved and enhanced.
		37		Policy 38 relates to Conservation Areas and how proposals within them will be determined, including the use and changes to buildings and proposed works to trees. Consultation with the Conservation Officers for such applications may be applicable.

**Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies** *(continued)*

Strategic Objective	Indicator	Policy	Indicator	Comment
		38		Policy 38 relates to Conservation Areas and how proposals within them will be determined, including the use and changes to buildings and proposed works to trees. Consultation with the Conservation Officers for such applications may be applicable.
2		39		Due to Permitted Development Rights the number of solar panels and external insulation is currently unobtainable. Therefore it cannot be understood the degree to which the Borough is being carbon neutral, although there have been a number of projects over the years to reduce the Borough's carbon footprint. A new monitoring indicator will need to be determined to ensure that the Policy can be adequately monitored to see how well it is working.
3		15		New developments must have regard for the need to be climate-resilient, with the energy efficiency of developments needing to be maximised. Policy 15 provides the mechanism for climate-resilient developments to come forward.
4		8		Through Development Management, applications are determined to ensure they preserve the openness and prevent urban sprawl in the Green Belt. Policy 18 is considered to be working well.
		9		Policy 9 relates to the Open Countryside and includes restrictions on developments to ensure the Open Countryside is afforded protection through avoiding unsustainable and dispersed patterns of development.
		10		This Policy provides the mechanism for rural workers dwellings, allowing justified accommodation for agricultural enterprises.
		45		There has been no cemetery land identified yet, however the Policy provides the mechanism identify land. Therefore it can be determined that the Policy is working well.

**Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies** *(continued)*






















Strategic Objective	Indicator	Policy	Indicator	Comment
5		19		Transport development is required to be in accessible locations and provide sustainable means of travel, ensuring a variety of comprehensive network routes throughout the Borough to allow access. This Policy works with Policy 20 to ensure new developments positively contribute to sustainable travel and accessibility.
		20		New developments will need to feed into existing network routes and meet the aspirations set out in Policy 19, as well as include Travel Plans and Travel Assessments where necessary.
		21		The requirements of Policy 21 have not yet been met; however discussions on improvements and changes to the layout of the road network surrounding the Alexandra Hospital provide an opportunity for Policy 21 to be met.
		22		The Road Hierarchy is taken into consideration by Development Management when applications are assessed, and comments from the Highways Authority are explored and taken into consideration.
6		12		Open Space provision is required for large development sites and Policy 12 gives guidance on the requirements. The Council is also in the process of updating the current Open Space SPD to provide further and updated information on the open space requirements in the Borough.
		13		Primarily open space is protected through Policy 13, with restrictions on developments. The Policy also details how applications will be assessed.
		14		Policy 14 details how incidental open space will be protected from development and lists the exceptions.
		43		This Policy provides the mechanism for new leisure, tourism and culture development and safeguards land around the Abbey Stadium.









Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies (continued)

Strategic Objective	Indicator	Policy	Indicator	Comment
7		34		This Policy focuses on the redevelopment of some of the District Centres. The Council is in the process of recruiting a delivery partner in order to comprehensively redevelop two of the District Centres and some local works to improve the areas has been undertaken.
		35		This Policy works with Policy 34 to ensure the District Centres remain viable and restricts non-retail uses and concentration of hot food takeaways in District Centres to ensure a balance and variety of retail provision.
		40		Policy 40 expects all developments to meet certain requirements and be of High Quality Design. Applications will also be assessed using the High Quality Design SPD.
8		30		Policy 30 requires development to follow the retail hierarchy, which concentrates retail growth in the Town Centre, then the District Centres and finally local parade and shops. The Policy also restricts out of town shopping areas. Retail developments will be assessed using Policy 30.
		31		The Town Centre Public Realm Improvement Scheme is currently being undertaken with more phasing coming forward over the next few years.
		32		Monitoring of the Town Centre was undertaken in November 2019, with no previous monitoring data available. Therefore, as there is currently a lack of trend data available, it is difficult to determine how well the Policy is currently working. Subsequent monitoring years will provide information to inform how well the Policy is working.
		33		Policy 33 provides the mechanism for vacant upper floors in the Town Centre and District Centres to come into use.
		41		Shopfronts and Shopfront Security are detailed in Policy 41, and applications will be assessed using this policy and the High Quality Design SPD.
		42		The High Quality Design SPD and Policy 42 provide information on how proposals for advertisements will be determined.

**Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies** *(continued)*








Strategic Objective	Indicator	Policy	Indicator	Comment
9		1		Developments are determined following sustainable development principles set out in Policy 1, which are at the heart of the NPPF.
		2		Developments are determined using the settlement hierarchy in Policy 2 to ensure that they are located in the most suitable places.
		3		Policy 3 allows all strategic sites to come forward, and for the monitoring of the delivery of developments.
		4		1,795 dwellings have been delivered to date of the 6,400 dwelling requirement in the BORLP4. There is currently a shortfall, however, as once the remaining strategic and cross boundary sites come forward, it is expected this shortfall will reduce substantially.
		5		The proportion of brownfield completions has reduced this monitoring year, mainly due to a higher number of completions being on large allocated greenfield sites and the lack of available PDL.
		6		There has been an increase in housing completions this monitoring year and the proportion of affordable housing completions meets Policy 6 requirements.
		7		Policy 7 provides the mechanism to determine applications and keep assessments up to date.
		46		This site had a pending planning permission this monitoring year, which has now been granted.
		47		Part of the site is completed, with the remainder of the site expected to be completed in the next few years.
		48		Part of the site has been completed, with some of the site benefitting from planning permission and the remainder not benefitting from planning permission.
49		The majority of this site has been completed.		

**Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies** *(continued)*

Strategic Objective	Indicator	Policy	Indicator	Comment
10		23		The completion rate of employment land is below the average for the 8 years into the Plan Period. The Policy is therefore working but could be improved. Mechanisms to bring forward more employment land is currently being explored and progress will be reported in the 19/20 AMR.
		24		Developments within Primarily Employment Areas are not currently monitored. Therefore no data is currently available. Monitoring indicators will be explored to meet this policy.
		25		Developments outside of Primarily Employment Areas are not currently monitored. Therefore no data is currently available. Monitoring indicators will be explored to meet this policy.
		26		Policy 26 provides the mechanisms for office development to come forward and details where proposals should ideally be located.
		27		Policy 27 provides the mechanism for sustainable rural economic development to come forward and details the sequential test which will be used as well as how applications may be assessed.
		28		Policy 28 provides the mechanism for the provision of education training and/or funding in combination with strategic site policies.
		29		Policy 29 supports the expansion of electronic communication networks and provides the mechanism for telecommunications development to come forward.



**Table 18: Gauge of how the Strategic Objectives are performing, based on BORLP4 policies** *(continued)*

Strategic Objective	Indicator	Policy	Indicator	Comment
11		17		Policy 17 details requirements for developments in certain flood zones in line with national guidance. Adequate flood protection is also required for developments in areas subject to flood risk.
		18		Policy 18 requires the provision of suitable water management of sites.
12		44		The allocated strategic sites and District Centre redevelopments will ensure health facilities are provided and maintained for new and existing communities in the Borough in coming years, in accordance with Policy 44.
13		RBBD1		Both sites had planning pending during the monitoring year, with one site obtaining planning permission in the monitoring year 19/20.

**9.2** Overall the majority of the Strategic Objectives are working well, with one that is working, but could be improved. Where policies could be improved, or policies are not currently monitored, new monitoring indicators will need to be identified to ensure policies are adequately monitored to inform how policies are performing and whether action needs to be taken.

## Appendices

### Appendix 1: Sites of Special Scientific Interest in Redditch Borough

Name	Total Area (ha)	Interest	Number of units	Area per unit (ha)	Condition	Main Habitat
Dagnell End Meadow	2.07	Biological	1	2.07	Unfavourable - Recovering	Neutral Grassland - Lowland
Ipsley Alders Marsh	15.11	Biological	1	15.11	Unfavourable - Recovering	Fen, Marsh and Swamp - Lowland
Rookery Cottage Meadows	5.82	Biological	1	5.82	Favourable	Neutral Grassland - Lowland
Rough Hill and Wirehill Woods	52.03	Biological	5	20.77	Favourable	Broadleaved Mixed and Yew Woodland - Lowland
				4.32	Favourable	Broadleaved Mixed and Yew Woodland - Lowland
				9.50	Favourable	Broadleaved Mixed and Yew Woodland - Lowland
				17.44	Favourable	Broadleaved Mixed and Yew Woodland - Lowland
Trickses Hole	2.82	Biological	1	2.82	Favourable	Neutral Grassland - Lowland
Wylde Moor, Feckenham	11.20	Biological	3	3.42	Unfavourable - Recovering	Neutral Grassland - Lowland
				6.41	Unfavourable - Recovering	Fen, Marsh and Swamp - Lowland
				1.37	Unfavourable - Recovering	Neutral Grassland - Lowland

## Appendix 2: 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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