

Redditch Borough Council Authority Monitoring Report

REDDITCH BOROUGH COUNCIL



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December 2023



www.redditchbc.gov.uk/council/policy-and-strategy/planning-policies

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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)	<p>Progress of the Local Development Scheme (LDS) Including:</p> <ul style="list-style-type: none"> 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)	<p>Non implementation of a Local Plan policy</p> <ul style="list-style-type: none"> 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)	<p>Housing delivery Including:</p> <ul style="list-style-type: none"> Housing requirement for the plan period number of net additional dwellings number of net additional affordable dwellings <p style="text-align: center;">Information to be recorded by:</p> <ul style="list-style-type: none"> the relevant monitoring period since the policy was first published, adopted or approved
Regulation 34 (4)	<p>Neighbourhood planning</p> <p>Details relating to where the Council has made a neighbourhood development order or a neighbourhood development plan</p>
Regulation 34 (5)	<p>Community Infrastructure Levy (CIL)</p> <ul style="list-style-type: none"> 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)	<p>Duty to Cooperate</p> <p>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)</p>

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 2022 and 31 March 2023.

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 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 in November 2021.

Table 2: Local Development Scheme 2021-2024

Stage of Local Plan production	2021 to Aug 22	Sep 2022	Oct 2022	Nov 2022 to May 2023	June / July 2023	Aug 2023	Sep 2023	Nov 2023	Feb/ Mar 2024	May 2024
Scoping and Reg 18 preparation										
Preferred Options Consultation (Reg 18)										
Publication Preparation										
Publication (Reg 19)										
Submission preparation										
Submission										
Examination										
Inspector's Report										
Adoption										

2.3 Table 4 indicates the targets the Council intends to achieve with its planning policy and document preparation by the 31 March 2023. 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

LDS Target: By 31 March 2022	What was achieved By 31 March 2022	Delay	Rating
Scoping and Reg 18 preparation 2021-August 2022	Preparation ongoing		
Preferred Options Consultation (Reg 18) September-October 2022	N/A		
Publication Preparation September 2022-May 2023	N/A		
Publication Consultation June-July 2023	N/A		
Submission Preparation June-August 2023	N/A		
Submission September 2023	N/A		
Examination November 2023	N/A		
Inspector's Report February-March 2024	N/A		
Adoption May 2024	N/A		

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 A CIL charging agreement is not in place in Redditch Borough, currently, the mechanisms for securing developer contributions are through design, planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements).

4.4 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (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.

4.5 Table 6 identifies the planning obligations collected this monitoring year. Please note that this money is from a number of development sites across the Borough.

Table 6: Planning Obligations collected this monitoring year

Purpose	Amount collected in monitoring year
Open Space, Play Areas and Sports Facilities	£143,120.46
Healthcare	£383,368.47
Town Centres	£17,764.32
Waste and Recycling	£5,332.26
Monitoring Fee	£5,910.00
Total	£555,495.51

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
RBLR1	Matchborough District Centre	Not Permitted	
RBLR2	Loxley Close	Not Permitted	
RBLR8	Redditch Trades and Labour Club 38-40 Bromsgrove Road	Under Construction	2016/024
RBLR10	Land at St.Gregory's Church, Winyates	Application Pending Consideration	22/00333
RBLR13	Millsborough House, Ph2	Part of site Permitted	22/00051 , 22/00132 , 22/01280
RBLR14	Winyates District Centre	Not Permitted	
RBLR15	Victoria Works, Edward Street	Under Construction	19/01600
RBLR17	Millfields, Middlehouse Lane	Not Permitted	
RBLR18	Widney House, Bromsgrove Road	Not Permitted	
RBLR19	The Golden Cross Pub, Unicorn Hill	Under Construction	17/00749
RBLR20	Land To The Rear Of Nos 213-229 Ibstock Close	Permission Lapsed	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 (Part 1 and 2 of the Register)

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
31/10/20 – 30/10/21	4
31/10/21 – 30/10/22	4

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

Part of Register	Number of entries
Part 1	24
Part 2	9

7.5 A total of nine 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	20/21	21/22	22/23	
Proportionate target	337	337	337	337	337	337	337	337	337	337	337	337	4044
Net Completions	63	130	150	312	181	183	384	392	279	199	127	103	2503

8.2 RBC monitors the number of completed dwellings annually, as well as the number commitments within the Borough, which feed into the five year housing land supply figure. This monitoring year (2022/23) there were a total of 103 completed dwellings (net), with a further 261 under construction and 3805 dwellings not started which benefit from valid planning permission.

8.3 The five year housing land supply figure for Redditch Borough for 2022/23 is **9.83 years**. For further information on how the five year housing land supply is calculated, please see the Housing Land Supply document¹.

8.4 There was a total of 4 applications whose planning permission lapsed this monitoring year, equating to 12 dwellings (gross).

Brownfield and Greenfield land

8.5 Table 11 identifies the distribution of housing on brownfield and greenfield land from 2011/12 to 2022/23.

8.6 Historically Redditch Borough has achieved high figures of housing built on brownfield land, with the 2018-19 monitoring year onwards resulting in a decline of brownfield completions. The 2022-23 year has maintained a fairly high percentage of net completions on brownfield land, due to several windfall sites being completed.

8.7 The continuation of this trend of an imbalance of brownfield land completions in the Borough will be further exacerbated as the Local Plan identifies further strategic development sites, some of which are yet to obtain planning permission, which are greenfield land, although there are some larger brownfield sites with permission which have yet to complete.

1.1 <https://www.redditchbc.gov.uk/council/policy-and-strategy/planning-policies/monitoring/previous-years-monitoring.aspx>

Table 11: Housing developments on brownfield and greenfield land

Year	Brownfield	Greenfield	Total	Percentage Brownfield
2011-12	54	9	63	85.71%
2012-13	44	86	130	33.85%
2013-14	42	108	150	28.00%
2014-15	154	158	312	49.36%
2015-16	49	132	181	27.07%
2016-17	132	51	183	72.13%
2017-18	128	256	384	33.33%
2018-19	39	353	392	9.95%
2019-20	68	211	279	24.37%
2020-21	17	182	199	8.54%
2021-22	56	71	127	44.09%
2022-23	28	75	103	27.18%
Total	811	1692	2503	32.40%

Affordable Housing

8.8 There was a total of 39 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 2022/23 is 37.86%, which includes sites of 10 dwellings or less which are not required to meet the 30% affordable housing contribution.

Table 12: Affordable housing completions (Net) from 2011/12 to 2022/23 by tenure

	Affordable Rent	Intermediate Housing ²	Social Rented	Total Affordable	Private	Total
2011/12 to 2017/8	109	128	227	464	939	1403
2018/19	10	52	60	122	270	392
2019/20	14	37	13	64	215	279
2020/21	0	19	46	65	134	199
2021/22	0	14	5	19	108	127
2022/23	26	10	3	39	64	103
Total	159	260	354	773	1730	2503

8.9 The overall percentage of affordable housing provided since the start of the Plan period is 30.88%. Considering the above table includes completions from all size site completions, it can be assumed that Policy 6 is currently performing well.

1.1 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 1987³.

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 2023.

Table 13: Total amount of employment land over Plan period

Year	Completions (ha)				Total Completions (m ²)
	B1	B2	B8	Waste Management Facility	
2011/12	0	0	0.040	0	0.040
2012/13	0.027	0.548	0	0	0.570
2013/14	0.024	0.370	0	0.020	0.414
2014/15	0.050	0	0	0	0.050
2015/16	0.016	0.420	1.900	0	2.336
2016/17	0	0	4.060	0	4.606
2017/18	0	1.270	0	0	1.270
2018/19	0.018	0	0	0	0.018
2019/20	0	0.049	8.090	0	8.139
2020/21	0	0.22	10.067	0	10.287
2021/22	0	0.35	0.35	0	0.7
2022/23	0	0.627	0	0	0.627
Total	0.135	3.854	24.507	0.02	29.06

1.1 3 On 1 September 2020, the Use Classes Order 1987 was amended and Class B1 no longer exists, instead being considered under Use Class E. For the purposes of this AMR, development in Table 13 will still be categorised under the superseded B1 Class.

Table 14: Employment Land Supply at 1 April 2023

			Square Metres (m ²)	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	20,400	2.04
		Completions	8,600	0.86
(iii)	Additional land within Bromsgrove District	Commitments	12,600	1.26
		Completions	140,600	14.06
(iv)	Additional land within Stratford-on-Avon District	Commitments	194,700	19.47
		Completions	0	0.00
(v)	Windfalls	Commitments	5,500	0.55
		Completions	54,670	5.467
Total			627,870	62.787

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