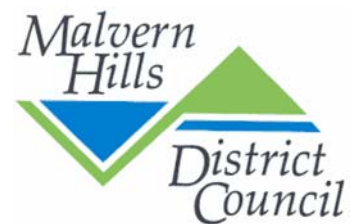


**Malvern Hills District Council
Local Development Framework
Annual Monitoring Report**

December 2005

Submission Version

Approved by:
Malvern Hills District Council Planning Committee
6th December 2005



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Glossary of Terms

AMR **Annual Monitoring Report**
This monitors the effectiveness of the Council's planning policies and its progress in delivery planning documents outlined in the Local Development Scheme on an annual basis.

BVR **Best Value Review of Planning Services**
A review of the Planning Service based on Government the requirements of the Local Government Act 1999, which has resulted in an Improvement Action Plan aimed at Service improvement and Customer Focus. The Best Value Improvement Plan will be available on the Council's website from mid-November 2005 (www.malvern hills.gov.uk).

Core Output Indicator
The West Midlands Regional Planning Assembly set Core Output Indicators. These indicators aim to measure quantifiable events such as the amount of employment land completed within a specific period which is directly related to the implementation of planning policies. They are a specified requirement of the Annual Monitoring Report.

CP **Citizens Panel**
Malvern Hills District Council Citizens Panel

CS **Community Strategy**
Local Authorities are required by the Local Government Act 2000 to prepare this, with the aim of improving the social, environmental and economic wellbeing of their areas. A Community strategy for Malvern Hills District was adopted in November 2002 by Vision 21 the Malvern Hills Partnership. This group consists of representatives from public, private, voluntary and community sectors.

DPDs **Development Plan Documents**
These are documents that the Council must prepare (statutory requirement). Individual DPDs or parts of a document can be reviewed independently from other DPDs. DPDs need to be subject to rigorous procedures of community involvement, consultation and independent examination by a Government appointed Inspector. DPDs will include:

- a) **Core Strategy**
This document is programmed for 2006 and will provide the main planning framework for the District based on the vision, objectives and policies for achieving sustainable development. This document will link to our Community Plan and must comply with the Regional Spatial Strategy.

- b) **Site Specific allocations of Land**
This document will set out future allocations for employment, housing and other types of development in line with the Core Strategy.
- c) **Development Control DPD**
This document will be started in August 2008 and will review the planning policies outlined in the MHDLP.

EIP Examination in Public
An examination chaired by an independent Inspector into objections into the Local Development Document.

LDD Local Development Document
The LDF consists of LDDs. These can be Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) or other statutory documents such as the Statement Of Community Involvement (SCI) and Annual Monitoring Report (AMR).

LDF Local Development Framework
This will provide the framework for delivering the planning strategy and policies for Malvern Hills District.

A summary leaflet about the LDF produced by the District Council can be obtained from the Customer Service Centre or the Council's Website (www.malvern hills.gov.uk).

LDS Local Development Scheme
This is a 3-year timetable for the production of documents for the Local Development Framework (www.malvern hills.gov.uk).

Local Indicators
Local Indicators are a range of monitoring indicators determined by the local authority.

MHDLP Malvern Hills District Local Plan (Emerging Plan)
The Local Plan is a statutory document prepared under the provisions of the Town & Country Planning Act 1990 (as amended) and the 2004 Transitional Regulations. Its purpose is to guide long-term decisions about the future of the District and day to day development control decisions about individual planning and other applications. The Local Plan will comprise a 'saved plan' within the Local Development Framework (for Malvern Hills District). For more information see our website www.malvern hills.gov.uk.

ONS Office of National Statistics (includes Census data)

- PPS** **Planning Policy Statement**
These are statements prepared by the Government on a range of planning issues. The Local Development Documents should accord with guidance set out in the statements. They are intended to replace the existing series of Planning Policy Guidance Notes (PPGs)(see website www.odpm.gov.uk).
- PPS12** **Planning Policy Statement 12 (2004)**
This planning policy statement sets out the Government's policy on the preparation of local development documents, which will make up the Local Development Framework. It is supported by a detailed companion guide called Creating Local Development Frameworks. Both documents can be found on the ODPM website www.odpm.gov.uk.
- RSS** **Regional Spatial Strategy**
This is an overarching strategy prepared by West Midlands Regional Assembly with involvement at a sub-regional level from the County Councils, covering the period up to 2021. It provides a spatial framework to inform the Local Development Framework. It forms part of the statutory development plan and where appropriate must be taken into account in local planning decisions.
- SA** **Sustainability Appraisal**
An assessment of the impacts of policies and proposals on economic, social and environmental matters contained within the Local Development Framework.
- SCI** **Statement of Community Involvement**
This sets out the planning authority's proposals for involving the local community in plan-making and development control (significant applications). It is not a DPD but it is, however, subject to independent examination.
- SPD** **Supplementary Planning Document**
These will cover a range of issues and expand on the policies contained within the DPDs. They need to be subject to community involvement and consultation but they are not be subject to independent examination. SPD is the replacement guidance for Supplementary Planning Guidance (SPG). The production of SPD is set out in the Council's Local Development Scheme.
- SPG** **Supplementary Planning Guidance**
See above. Following the introduction of the new planning system in 2004 it is no longer possible to prepare SPG.

TCP(LD) The Town and Country Planning (Local Development) (England) Regulations 2004

Sets out statutory procedures for dealing with Local Development Documents and sustainability appraisal including preparation, consultation and dealing with Inquiries.

TEN TEN Performance Management Results

Performance data held on Malvern Hills District Council's own performance management system.

WCSP Worcestershire County Structure Plan

This Plan is prepared by Worcestershire County Council and will form a saved plan until 2007.

Foreword

I am delighted to be able to present to you the first Annual Monitoring Report (AMR) for the Malvern Hills District which covers the period 1st April 2004 to 31st March 2005. It is a new statutory requirement under the Local Development Framework. The report looks back over the last year at what the District Council has achieved and the objectives we have not fully achieved in relation to the delivery of planning and land use documents. It also looks forward, setting out the measures we are going to put in place to monitor and improve our performance.

The AMR measures our progress against the milestones set out in our Local Development Scheme (LDS) December 2004 (Section 4) and assesses the effectiveness of our planning policies set out in the Malvern Hills District Local Plan Adopted Plan January 1998 and the Leominster (Tenbury Area) Local Plan March 1999 (Section 6). The West Midlands Regional Spatial Strategy (RSS) is a development plan document within our Local Development Framework. Monitoring of this document is undertaken by the West Midlands Regional Planning Assembly. The identification of Core Output Indicators at Section 5 informs the production of the RSS document. However, it should be noted that our AMR does not duplicate the monitoring provisions set out in the RSS Monitoring Report and that both documents should be considered in assessing the effectiveness of planning policies within the District.

We have been largely successful in achieving the objectives set out in the LDS. The major task for 2005 was the ongoing work on the Malvern Hills District Local Plan Review which we are on target to adopt in July 2006. The Public Local Inquiry into unresolved objections closed on the 6th September 2005 and we are awaiting the Inspector's binding Report. This is due to be with us before 10th April 2006. Everyone who made a representation on the Local Plan Review was contacted to find out what they thought about their involvement in the process. The results are set out in Section 7 of the AMR.

Other key achievements include the submission of our Statement of Community Involvement to the Secretary of State in October 2005. This document is a new government requirement and sets out how we will involve the community and other organisations in planning matters and in the production of planning documents. We also produced a Supplementary Planning Document on House Extensions and a Draft Concept Statement for the Malvern Community Hospital, Lansdowne Crescent which is allocated in the emerging local plan for housing.

The West Midlands Regional Planning Assembly defines Core Output Indicators and these together with our Local Indicators provide a framework to assess the performance of our Planning policies (Section 5). A key aim is to move towards sustainable development. The Monitoring Indicators for 2004 – 2005 are outlined following this section. Section 6 outlines how we have used our Local Plan policies in determining planning decisions.

We recognise that in some cases we need to implement new systems to be able to report on a number of policy areas. These are outlined in Section 8 and form part of our commitment to continuous improvement. The requirement for new systems was anticipated in Government advice in the production of all local authority AMRs.

It is important to recognise that the achievements outlined in the report are not considered in isolation. They form an important role in assessing regional and local trends and will help us to recognise the Council's long-term vision for the District:

“ a mix of people of all ages who live in supportive communities, where people can get about without being dependent on the car, where people can live in safety free from crime and the fear of crime, where the rural character and beauty of the area is looked after, where people can enjoy a good standard of living and have secure, well paid and fulfilling jobs and can afford homes that meet their needs”.

Source: The Council Plan 2005

Future planning challenges include the partial review of the RSS currently being undertaken by the West Midlands Regional Planning Assembly. This will provide the framework for future development within the District. Our monitoring will help inform this debate and will help us shape future development strategies (Section 4).

Finally, I should like to know what you think of this report. Your feedback will be invaluable in shaping the format and content of future reports. A feedback form can be found at the back of the document or on our website www.malvern hills.gov.uk.



Cllr John Raine
Planning and Sustainability Portfolio Holder

Monitoring Indicators 2004 – 2005

Core Output Indicators		
☺	1a	Amount of floorspace developed for employment by type.
☺	1b	Amount of floorspace developed for employment by type within the Rural Regeneration Zone and the rest of the District.
☺	1c	Percentage of 1a by type on previously developed land.
☺	1d	Employment land supply by type.
☺	1e	Losses of employment land in Rural Regeneration Zone and rest of the District.
☺	2a	Housing Trajectory showing housing trends and projections.
☺	2b	Percentage of dwellings on previously developed land.
☺	2c	Percentage of new dwellings completed at defined density rates.
?	2d	Affordable housing completions.
?	3a	Percentage of completed non-residential dev complying with parking standards.
☺	3b	Percentage of new residential dev within 30 minutes public transport time of a GP hospital, primary/secondary school, employment and a major health centre.
☺	4a	Amount of completed retail, office and leisure development.
☺	4b	Percentage of completed retail, office and leisure development in town centres.
☹	4c	Percentage of eligible open spaces managed to green flag award standard.
☺	7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
?	8	Change in areas and populations of biodiversity importance, including: i) change in priority habitats and species (by type); and ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.
?	9	Renewable energy capacity installed by type.
Local Indicators		
☺	1	Number and percentage of dwellings committed within Malvern and sustainable rural locations within and outside settlement boundaries.
☺	2	Amount of employment development completed within/outside settlements.
?	3	The amount of affordable housing provided annually through the planning process on both allocated and windfall sites in addition to exception sites.
?	4	The amount and type of developer contributions received by way of planning obligations or other measures.
☺	5	Mix of sizes of housing (using bedroom numbers as an overall indicator).
?	6	Amount of hotel development (Use Class C1) gross internal floorspace m ²
?	7	Amount of hotel development (Use Class C1) gross internal floorspace m ² in town centres
☺	8	Percentage of vacant retail premises in the Town and District Centres.
☺	9	Number of applications approved for non retail use in primary and secondary shopping frontages in Great Malvern Town Centre.
☺	10	Number of diversification schemes supported.
?	11	The number and type of renewable energy scheme approved or refused.
☺	12	Amount of protected open space/green space lost to other development.
?	13	The number of design statements submitted with planning applications.
☺	14	Number of developments resulting in the loss or destruction of a scheduled ancient monument or listed building.
?	15	Number of planning agreements which extend or provide cycle routes.
☺	16	Number of community facilities lost to other forms of development.
☺	17	Number of new community facilities permitted.
☺	18	Number of applications with community infrastructure secured.

Key: ☺ Moving towards sustainable development ☹ Moving away from sustainable development ? Not enough data to make an assessment.

SECTION 1 INTRODUCTION

- 1.1 This is our first Annual Monitoring Report (AMR) and it will form part of our Local Development Framework (LDF).
- 1.2 It is a statutory requirement to produce an AMR ^(*1). Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. The AMR will be produced in December every year. Government requirements state that the reporting period for an AMR is the twelve months commencing on 1st April in each year and ending on 31st March in the following year. Paragraph 3.15 of the Local Development Framework Monitoring: A Good Practice Guide (companion document to Planning Policy Statement 12 (PPS12)) however, states that for this year, a minimum requirement would be accepted from October 2004 to the end of 31st March 2005. This date coincided with the commencement of the Planning and Compulsory Purchase Act 2004.
- 1.3 We have exceeded the minimum requirement as our AMR covers the period 1st April 2004 – 31st March 2005. It was considered that this would enable us to outline a clearer picture of the impact of our planning policies across the District and would help us compare data in future AMRs.
- 1.4 An assessment of the AMR has informed our revised Local Development Scheme (LDS). A copy of the LDS for 2006 – 2009 can be found on our website www.malvern hills.gov.uk.
- 1.5 The purpose of the AMR is:
 - to keep under review issues affecting the district such as physical, economic, social and environmental characteristics of the authority, population size, composition and distribution, communications, transport systems and any other factors influencing the future of the district (Section 3);
 - to assess our progress in implementing the Local Development Scheme (LDS). This is a three year rolling programme of work setting out the timetable for the completion of a series of Local Development Documents (Section 4);
 - to assess the performance of the Development Plan/Local Development Documents against Core Output Indicators defined by the West Midlands Regional Planning Assembly and Local Indicators defined in the emerging Local Plan and through reference to relevant indicators identified through West Midlands Regional Returns.

*1 (Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004).

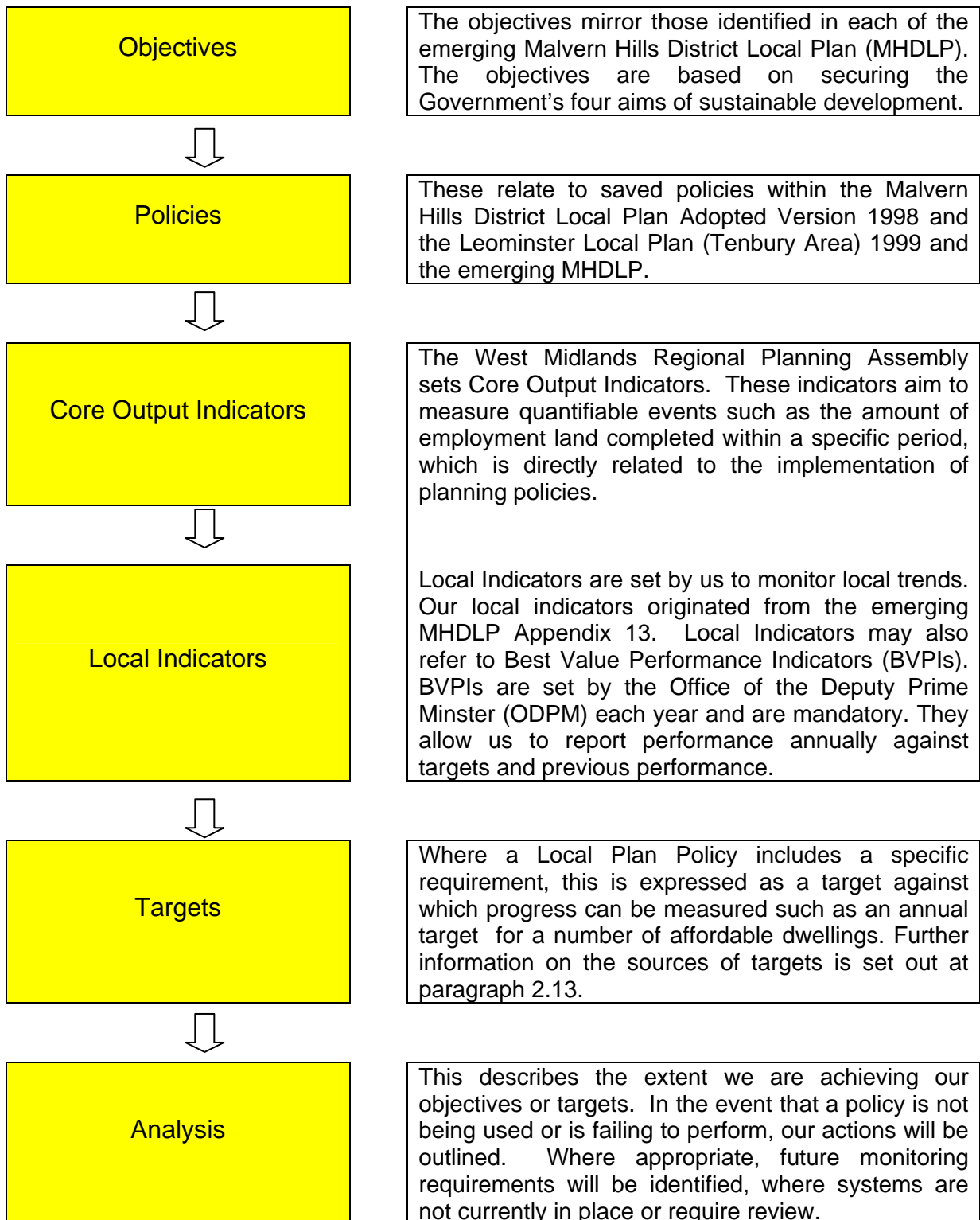
The soundness of our planning documents will be assessed against the AMR and it should demonstrate that policies are founded on a robust, credible evidence base with clear mechanisms for implementation and monitoring (PPS12 paragraph 4.24 and Local Development Framework Monitoring, A Good Practice Guide page 7 (ODPM) (Section 5);

- to review whether any of the policies or documents need to be changed (Section 6); and
 - to assess our performance in dealing with the Local Plan Review (Section 7).
- 1.6 It is important that the AMR is considered in the context of wider community and local initiatives, particularly our Community Strategy, Housing Strategy and Economic Development Strategy. Where other strategies share common targets with Local Development Documents, we will integrate them within the AMR.
- 1.7 We are committed to continuous improvement in the development of our monitoring systems. Partnership both internally within the Council and externally with partners such as Vision 21 and Worcestershire County Council will be a key factor in achieving this goal.
- 1.8 There is no statutory requirement for the Council to consult on the AMR although consultation is recommended within the good practice guide with key stakeholders (para 3.18 of the LDF Monitoring: Good Practice Guide). Following submission to the Secretary of State, we will make copies available at our Customer Service Centre (for contact details see Section 9) and publish it on our website www.malvern hills.gov.uk
- 1.9 Your feedback on this document will be invaluable. In addition, the Council will be starting a review of its Community Strategy in January 2006 which will provide an opportunity to review and identify additional local indicators or joint monitoring mechanisms. The identification of such measures will be subject to consultation with key stakeholders as recommended by Government guidance.
- 1.10 The Malvern Hills District Council Planning Committee approved the AMR for submission to the Government Offices on 6th December 2005. A copy of the covering report, minutes and AMR can be found on our website www.malvern hills.gov.uk
- 1.11 We hope that the production of the AMR will be a useful tool to explain what we are doing and what we are achieving.

SECTION 2 MONITORING METHODOLOGY

- 2.1 The Annual Monitoring Report (AMR) is one of many ways that we monitor our performance against key targets. We have a Performance Management Framework to monitor and compare our performance against agreed objectives and targets. Details of this framework are set out in The Council Plan 2005, see our website: www.malvern hills.gov.uk. Key actions identified, as part of the AMR will where appropriate, inform our Service Management Plan and Local Development Scheme (LDS). This will ensure that essential resources are identified and agreed to implement these actions. The Council's Best Value Review (Action 2.4) requires the production of a monthly monitoring programme. This will provide an additional mechanism for monitoring performance and will assist in identifying whether LDS milestones are being achieved.
- 2.3 Section 3 outlines key features of the district which help influence the choice and priority of Local Development Documents (LDDs) outlined in our LDS in Section 4 and the range of policy monitoring indicators defined in Section 5.
- 2.4 In Section 4, the LDDs are monitored against the milestones set out in our LDS. Where we have achieved our targets, these are indicated by the following symbol .
- 2.5 Where we have not achieved the milestone, this is indicated by: and a revised timescale is identified. We have also taken the opportunity to review whether new documents are required and have defined a timetable for their production. These changes will be incorporated into the LDS to ensure that it reflects these changes.
- 2.6 Effective monitoring requires a set of appropriate indicators against which to monitor actual progress and this is the purpose of Section 5. The monitoring indicators also allow us to assess whether our policies and plans are helping to deliver the Government's four aims of sustainable development: prudent use of resources, economic prosperity, environmental protection and social progress for all.
- 2.7 Although the emerging Malvern Hills District Local Plan (MHDLP) is not yet adopted, Section 5 of this report has been set out to follow the same section headings as the MHDLP. These headings were developed to reflect the aims of sustainable development and will assist in policy monitoring.
- Development Strategy
 - Economic Prosperity
 - Quality of Life
 - Sustainable Transport
 - Community Needs

2.8 The format for monitoring the policies is based on an objectives –led approach. This is line with existing regional monitoring and is summarised below:



2.9 There are a number of instances where the identification of a Core Output Indicator by the West Midlands Regional Assembly duplicates a local indicator set out in the emerging MHDLP or provides a more robust monitoring mechanism. In such cases, this renders the local indicator obsolete and the AMR focuses on the outcomes of the Core Output Indicators. This applies to the following local indicators:

- number and percentage of new homes and employment committed on previously developed land/greenfield land (this has been addressed by Core Output Indicator 1c and 2b);
- the density achieved in new housing development (this has been addressed by Core Output Indicator 2c);
- number of applications permitted/refused for out of town retail development (this has been addressed by Core Output Indicator 4a);
- number of departures from car parking standards on non-residential applications (this has been addressed by Core Output Indicator 3a);
- area of development allowed within the floodplain (this has been replaced by Core Output Indicator 7. We are currently working with the Environment Agency to identify future mechanisms for monitoring and review particularly to collect information on the use of sustainable urban drainage systems in new development);
- area of development allowed within an Local Nature Reserve (LNR), Site of Special Scientific Interest (SSSI) or Special Wildlife Site (SWS) (this has been addressed by Core Output Indicator 8).

2.10 Revised indicators and targets may emerge as new development plan documents and local development documents are produced. For example, our Statement of Community Involvement includes the following indicators:

- numbers of people engaged in planning consultations;
- satisfaction ratings;
- participation in public speaking;
- seeking direct feedback on specific consultation mechanisms/exercises;
- Citizens Panel Review;
- Focus Groups;
- levels of participation with recognised hard to reach groups;
- impact of public feedback on planning policy/decisions; and
- specific consultation with town and parish councils on effectiveness of the SCI.

2.11 We will seek to address any gaps or report on new indicators as part of future monitoring reports.

- 2.12 The targets identified in the AMR are derived from a number of sources:
- targets set by the Worcestershire County Structure Plan (WCSP) and the RSS such as the level of development to be provided on previously developed land;
 - land use related targets set by the Council through its corporate strategy identified in the Council Plan 2005 and its Priority Plans. These are measured through a combination of best value performance indicators, public service agreements and local indicators. An example of an indicator is to increase the number of additional affordable housing units by at least 35 (source: The Council Plan 2005 page 11);
 - targets established by various policies in the Plans themselves such as the level of new housing and employment land provision over the Plan period.
- 2.13 In some cases, a single target may work towards a number of Local Plan objectives. For example, the affordable housing target will assist in meeting the objective to meet the housing requirement of the District through the provision of a range of dwelling types, sizes, densities and tenures. It will also impact on the objective to work towards a better balance between housing, employment, social and community facilities.
- 2.14 There will be a number of instances where the indicator does not lend itself to the setting of a target in the context of the Local Plan. An example is Local Indicator 10 which seeks to monitor the number of farm diversification schemes. While we are supportive of such schemes, farm diversification is assessed in the wider context of its contribution towards providing a balanced portfolio of employment sites and types of uses. To outline a target for a specific number of applications to be approved during a monitoring period would not be helpful in assessing wider employment trends. In this instance, no targets have been identified.
- 2.15 Relevant Local Plan policies that are key tools in helping to achieve objectives and targets are identified under each section together with key achievements which are cross-referenced to relevant Core Output and Local Indicators. This will assist in monitoring policy effectiveness.
- 2.16 Section 6 assesses the performance of our planning policies and whether they are appropriate mechanisms for decision making. The Malvern Hills District Local Plan Adopted Version 1998 and the Leominster (Tenbury Area) Local Plan 1999 form adopted development plans. They are the main tools we use to make land use and planning decision. They also form 'saved' plans within the LDF. This means that the policies in these Plans will carry weight in planning decisions

until the emerging Local Plan is adopted. The assessment of policy performance is consequently focussed on these Plans.

- 2.17 The emerging MHDLP is however at an advanced stage of production. Its adoption date is anticipated in July 2006. In future monitoring years, this Plan will be the main development plan document. We have therefore, included a table to illustrate the weight to be given to emerging Plan policies.
- 2.18 Where appropriate, information will be presented graphically to assist the reader.

SECTION 3 SETTING THE CONTEXT FOR MALVERN HILLS DISTRICT

- 3.1 This section sets out the context for the Malvern Hills District and describes how we compare with other areas. It allows us to consider the wider social, environmental and economic background and its influence on our policies. Contextual indicators also help us inform and explain core output indicators.
- 3.2 It is not intended that the AMR replicates or duplicates statistical reports or information provided for other purposes. Rather key statistics relevant to policy issues are provided and, in future AMRs, we will provide sign posting to more detailed and comprehensive sources of information.
- 3.3 The contextual information is set out to follow the same headings as the emerging MHDLP. The same format is repeated in Chapter 5 when considering the Core Output and Local Indicators:
- Development Strategy;
 - location of new development;
 - meeting strategic housing land supply; and
 - meeting strategic employment land requirements.
 - Economic Prosperity;
 - Quality of Life;
 - Sustainable Transport; and
 - Community Needs.

Contextual information is cross referenced to key Core Output and Local Indicators.

Development Strategy – Location of New Development

- 3.4 The context for our development strategy is set out in Background Paper 1 District Development Strategy. This document can be viewed at our Customer Service Centre, Library, Malvern or at our website www.malvern hills.gov.uk.
- 3.5 Key characteristics of the Malvern Hills District:
- it is one of six districts within Worcestershire and forms the second largest in area covering 57,710 hectares (source: Census 2001);
 - it has three main towns, Malvern, Upton-upon-Severn and Tenbury Wells;
 - it includes 87 miles of A roads, 88 miles of B roads and a further 460 miles of minor roads and streets (District Profile);
 - Malvern Hills is predominantly rural and is the least densely populated district in Worcestershire with 126 people per square kilometre, compared with an average of 314 for Worcestershire (Area Profile);

- 49% of the population, the highest proportion in Worcestershire, live in villages, hamlets or isolated settlements (Area Profile).

3.6 The Regional Spatial Strategy (RSS) 2004 – 2021 and the Worcestershire County Structure Plan (WCSP) 1996 – 2011 set the context for the development strategy

Malvern

With respect to the RSS, Malvern

- is not identified on the Spatial Strategy Diagram ;
- is not included in the list of regionally significant Town and City Centres (25) listed under Policy PA.11.
- is identified (Prosperity for All Diagram) as a Key Node and a location for Key Education / Research Facilities within a High Technology Corridor (Policies PA2 and PA4);
- includes wards which fall within the Rural Regeneration Zone (Policy RR2); and,

With respect to the WCSP Malvern is:-

- a main urban settlement where development should be concentrated (Policy SD.6); and,
- a District Centre with respect to the retail hierarchy for Worcestershire's town centres established by Policy D.31

Tenbury and Upton are:-

- identified on the WCSP Key Diagram as 'other settlements', but they are not individually identified within WCSP policy for the purposes of accommodating development;
- interpreted as being 'rural settlements' under the provisions of Policy D.14 (paragraph 6.51); and,
- identified as urban areas containing town centres under Policy D.26, which addresses office development.

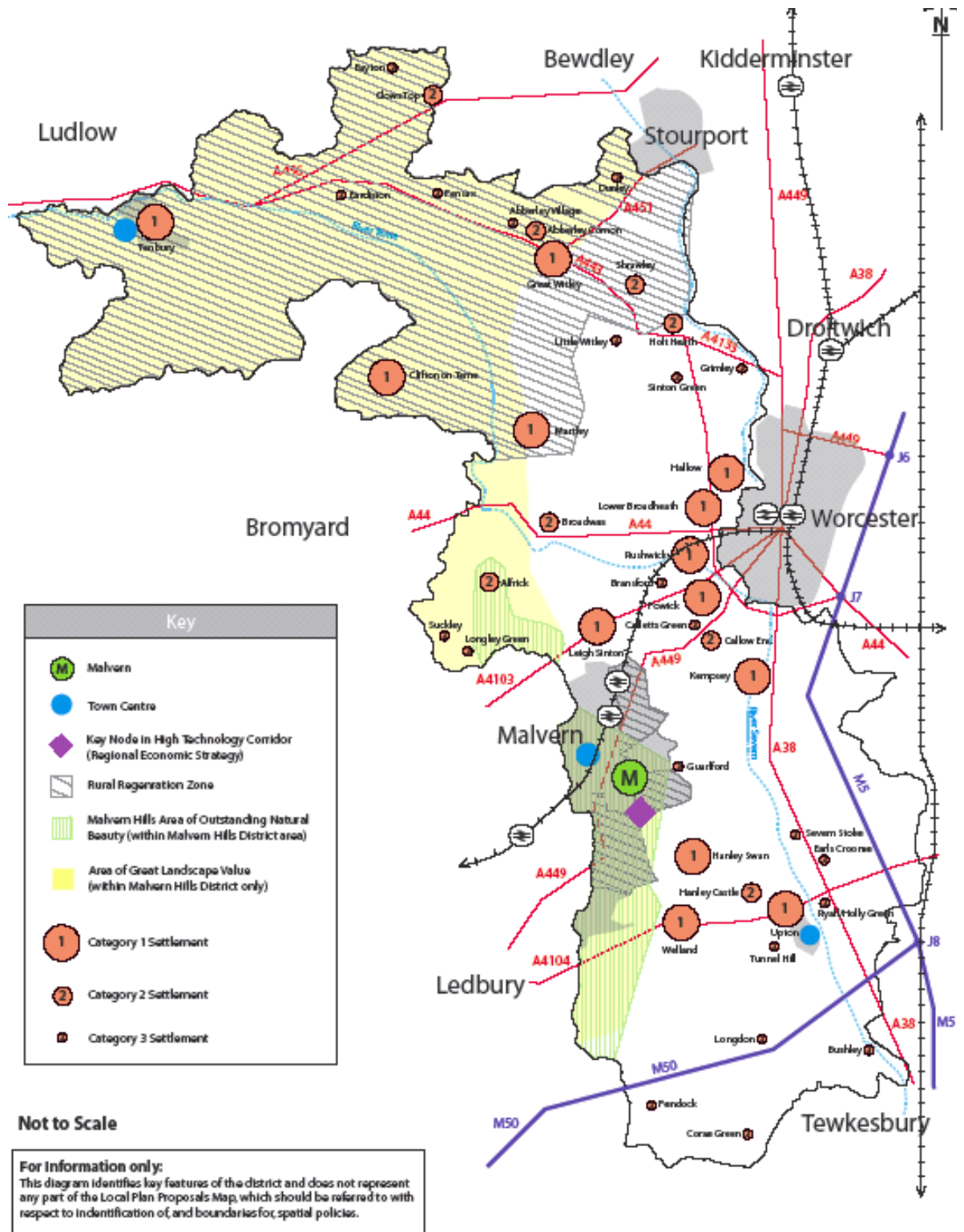
Rural Areas

Malvern Hills District has a wealth of attractive villages and rural settlements. Following a sustainability appraisal and public transport assessment, 42 settlements have been identified as sustainable rural settlements within the emerging MHDLP settlement hierarchy. The hierarchy has been established for the purposes of developing planning policies to enable appropriate levels of development to meet local needs within the rural areas.

Indicators

Local Indicators 1 and 2 seek to monitor the level of new housing and employment development allowed within and outside the defined settlement boundaries of Malvern and sustainable rural settlements locations.

The Malvern Hills District At a Glance



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Flooding

- 3.7 The Environment Agency has a duty to provide advice on flooding issues and has published Flood Zone Maps. These identify the appropriate extent of floods with a 1% probability occurrence for watercourses, or where greater, the highest known flood. Information is contained on their website: www.environment-agency.gov.uk.
- 3.8 For the period 1st April 2004 – 31st March 2005, 670 properties are at risk in Flood Zone 3 (1% annual probability flooding) and 1330, in Flood Zone 2 (between 0.1% and 1%) in the Malvern Hills District.
- 3.9 PPG25, Draft PPS25 and MHDLP Policy DS16 Development and Flood Risk provide more information on planning policy requirements in flood risk areas.

Indicators

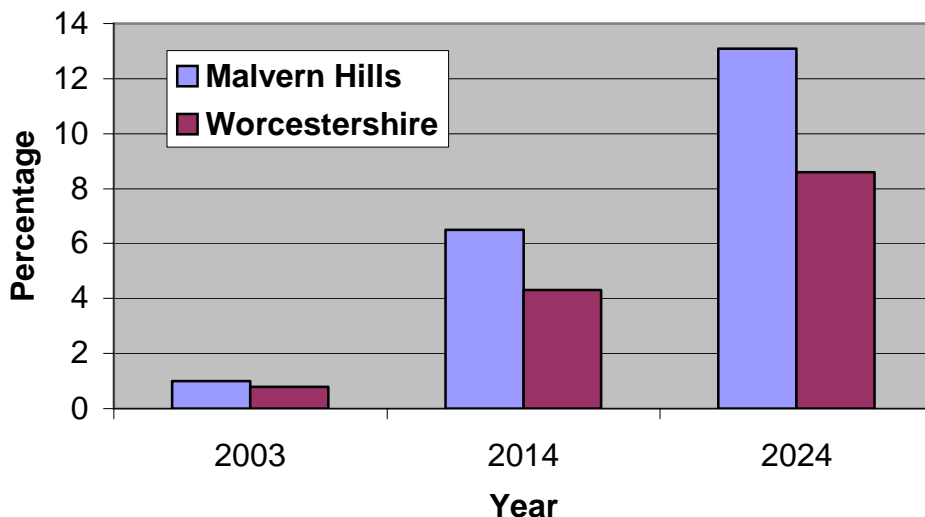
Information provided by the Environment Agency helps to set the context for Core Output Indicator 7 (Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality). It is important that planning decisions do not exacerbate the existing flood risk position.

Meeting Strategic Housing Land Supply

Population

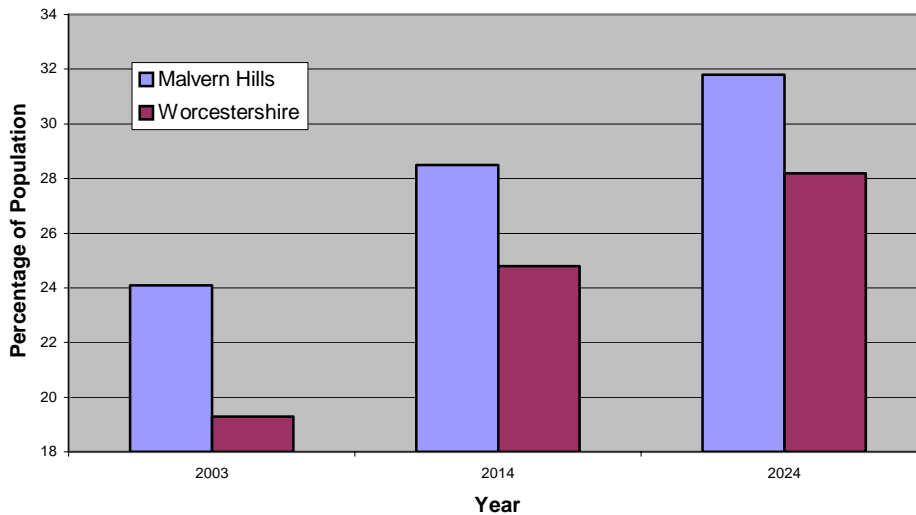
- 3.10 The District has a population of 73,750 (source: Office of National Statistics (ONS) 2003. Latest estimate 74,400, mid 2004, projected to rise to 78,600 by 2014 (ONS 2004). The population growth between 1982 and 2002 was 7.6%. However, it should be noted that during this time the District boundaries changed. The total population is projected to increase by 2014 and 13% by 2024.

Percentage Change in Population from 2002



- 3.11 In mid 2003 the age profile for the District comprised:
- 24.3% of the population were at retirement age (5% higher than in Worcestershire and in England and Wales);
 - children under 5 accounted for approximately 4% of the population compared to 6% for England and Wales; and
 - 20-29 year olds represent 8% of the population, a lower proportion than in Worcestershire, 10.7% and in England and Wales 12.7%.

Projected Retirement Age Profile



- 3.12 The high level of retired persons has a number of implications for the development strategy. The level of development in sustainable locations with access to a range of services and public transport will assist in meeting the needs of the elderly population.

Indicators

This is monitored by Core Output Indicator 3b (Percentage of New Residential Development within 30 minutes public transport time of a GP, hospital and major health centre), Local Indicator 1 (Location of New Development) and Local Indicator 17 (Number of New Community Facilities permitted).

- 3.13 In future AMRs, an additional Local Indicator will be incorporated to monitor levels of new health care facilities including Nursing Homes and supported housing. Information will be assessed against information from the South Worcestershire Primary Care Trust, Vision 21 through consultation on the Community Strategy and our Housing Strategy.
- 3.14 1.4% of the population of Malvern Hills are from ethnic minority groups, compared to 2.4% in Worcestershire. However, the ethnic make up of the District differs to Worcestershire, as the largest minority ethnic

group in Malvern Hills is the Chinese group. Whereas the Pakistani group is the largest in Worcestershire.

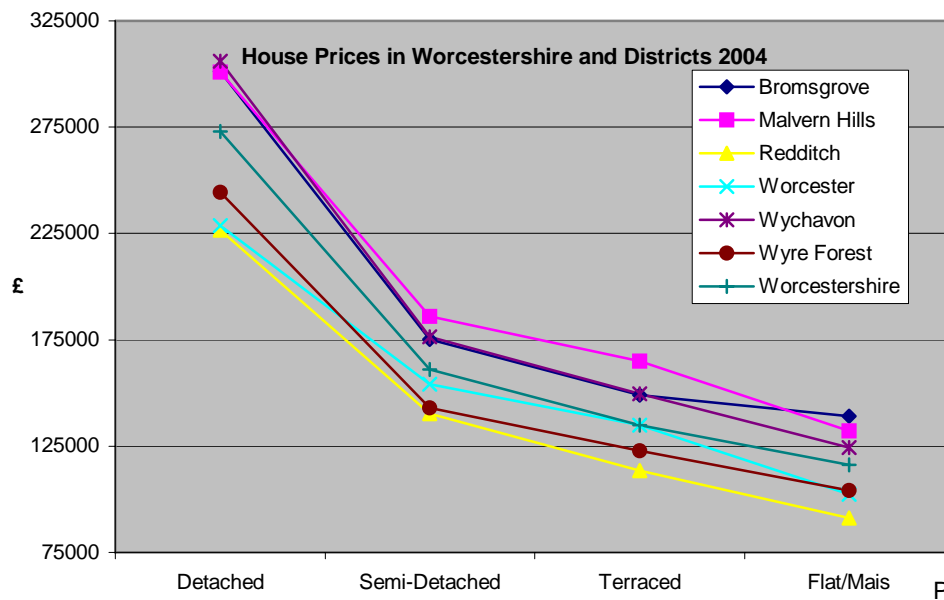
Household Composition, Supply and Demand

3.15 Key Facts

- there are 32,252 households (Valuation Office March 2005);
- Malvern Hills has proportionately the highest number (5115) of one person pensioner households in Worcestershire (ONS 2001 Census);
- all pensioner households account for 29.4% of households, a greater proportion than in Worcestershire and England (ONS 2001 Census);
- single person households accounted for 28% of all households in 2003 and are projected to rise to 31.5% by 2011 (WCC);
- there are 995 vacant households (vacancy rate of 3.3%), this is slightly below the average for the West Midlands of 3.5%.
- housing units total provision target for the District: average 260pa (WCSP 1996 – 2011);
- Housing units built in the district 1996-2005: average 275;
- Affordable housing units delivery targets 20 pa in rural areas, April 2005 to April 2010 and 30 per annum in urban area, April 2006 to April 2011 (Housing Strategy);
- Affordable housing units delivered over the last 5 years, 2000/01 to 2004/5: average 57per annum (Housing Strategy);
- Homelessness: Total homeless applicants fell from 353, 2003/4 to 303 in 2004/5 (Housing Strategy).

Affordability and House Prices

3.16 The average annual property price for a detached dwelling in the Malvern Hills District in 2004 was £300,856. This is the third highest in the County behind Wychavon (£306,115) and Bromsgrove (£301,300). The average price of a flat/maisonette in Malvern Hills equated to £132,213.



Percentage of Houses by Tenure

Tenure Type	Malvern Hills %	Worcestershire %
Owned Outright	38.9	32.1
Owns with mortgage/loan	35.9	43.4
Shared Ownership	0.7	0.5
Rented from the Council	1.1	7.8
Rented from Housing Association/Registered Social landlord	12.7	7.5
Private landlord or letting agency	7.4	5.9
Rented from other	3.3	2.9

Source: Census 2001

- 3.17 Malvern Hills has the highest percentage of houses that are owned outright in the County. With regard to affordable housing, the Council's Housing Needs Assessment (HNA) was reviewed and updated in October 2004. It provides an illustration of the main changes that have taken place over the two years since the 2002 Assessment was carried out in the amount, type and distribution of both housing need and housing supply. Information from the HNA informs the Council's Housing Strategy and its affordable housing policies contained in emerging MHDLP Policies CN2 and 3 and its Supplementary Planning Guidance on Affordable Housing. An important issue arising from the above analysis, is the implication of rising house prices on affordability levels. The rise in house prices has not been adequately matched by a rise in incomes in order to maintain previous levels of affordability.

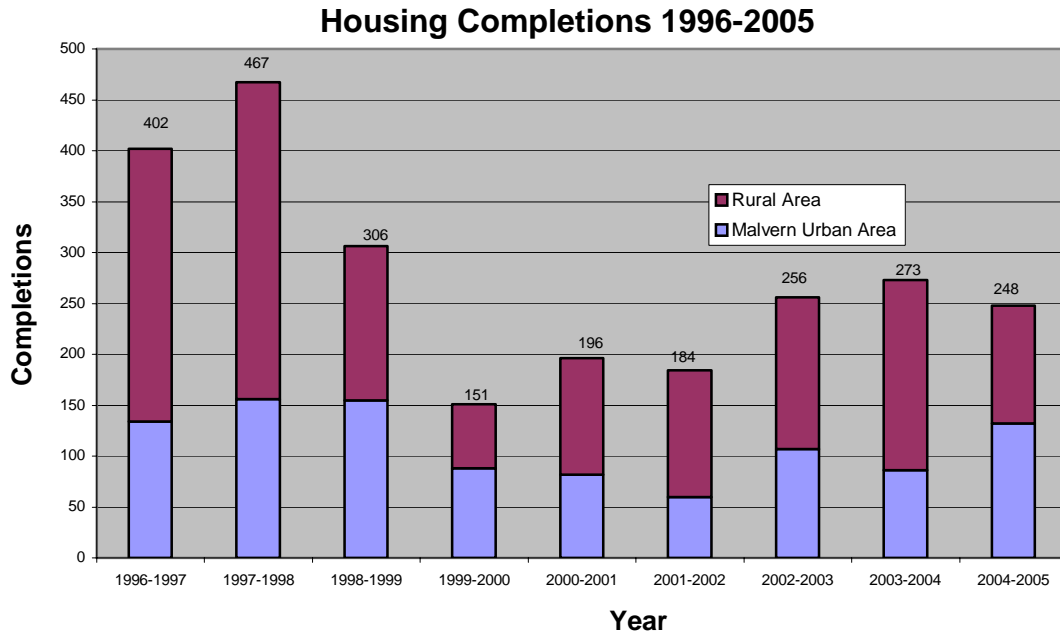
Indicators

Local Indicator 5 (Mix of sizes of housing) will assist in monitoring whether the supply of new housing is meeting the needs of the District. Paragraph 5.23 indicates that in 2004 – 2005, there has been an increase in the one-bedroom flats which will meet the needs of single person households.

Core Output Indicators 2d (Affordable Housing Completions) and Local Indicator 3 (Amount of Affordable Housing provided annually through the planning process on allocated and windfall sites and exception sites) will monitor our progress in meeting affordable housing needs.

Housing Completions and Supply

- 3.18 The Worcestershire County Structure Plan allocates 3900 new dwellings to the District over the period 1996 - 2011. The tables below shows the overall position as at 1st April 2005 with respect to meeting the Structure Plan requirement.



- 3.19 In 2004-2005, there were a total of 248 housing completions. This is slightly below the average for 1996 – 2005 of 275 completions.
- 3.20 Total completions for 1996 – 2005 equal 2,483 leaving a balance of 1,417 to be found over the remainder of the Plan period. This will continue to be monitored on an annual basis. 60% of dwelling completions took place in the rural areas (i.e. outside Malvern during this same period). On the basis of our completions, commitments (dwellings with planning permission which are outstanding or under construction and allocated housing sites) and windfalls, we anticipate a potential oversupply of 268 dwellings above the WCSP requirement.
- 3.21 Regional Planning Guidance initially published in April 1998 has been reviewed and rolled forward to address the period up to 2021. The revised guidance was published in June 2004 and as from September 2004 is referred to as the Regional Spatial Strategy (RSS). The RSS now has development plan status. The RSS requires a significant redistribution of housing provision. The annual housing provision figures for Worcestershire are set to reduce by nearly 50%. However the distribution and possible revision of these levels is to be addressed through the RSS partial review, which commences in late 2005. There is a further reduction to 1,000 per annum for the period 2011 – 2021. Advice from the Government Office for West Midlands is that RSS figures apply from 2001 and should be applied to district level using

structure plan proportions. Based on the existing WCSP proportions, Malvern Hills District receives 13.8% of the Worcestershire housing requirement. This is set out in the position statement below using RSS figures up to 2021.

RSS Housing Levels

	2001-2011	2011-2021	2001-2021
Worcestershire	16200	10000	26200
Malvern (13.8%)	2235	1380	3615

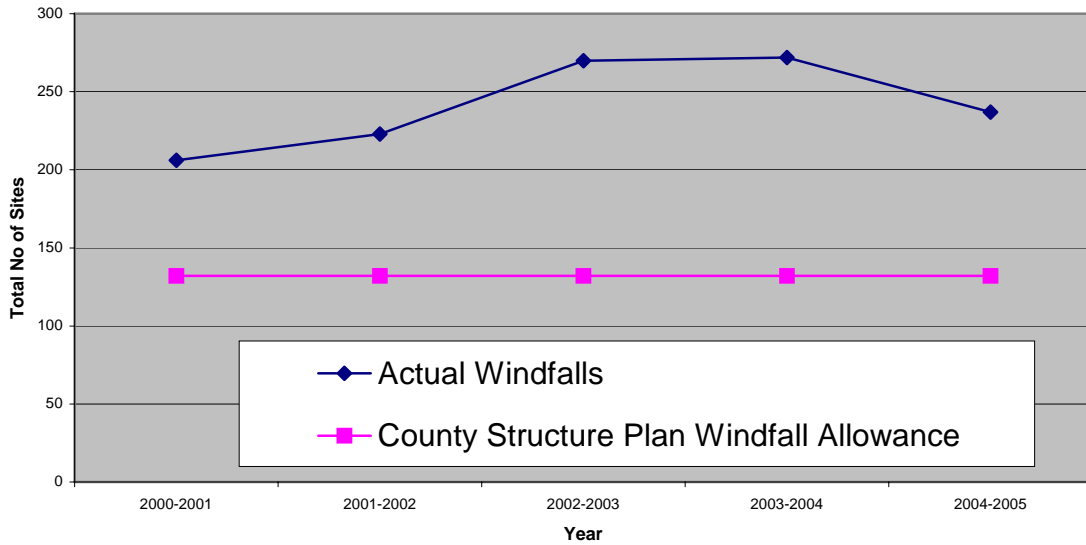
RSS Requirement in the Malvern Hills District	2001-2011	2001-2021
	2235	3615
Completions	961	961
Dwellings Under Construction	129	129
Dwellings Outstanding	312	312
Windfall Allowance	627	1881
Total	2029	3283
Residual Requirement	206	332
Allocations	542	542
Oversupply	336	210

* No replacement dwelling allowance has been included in this calculation

Windfalls

- 3.22 A windfall site is one which has been granted permission but has not been specifically identified or formally allocated for development in the Local Plan. Within Malvern Hills District, all sites of less than 5 dwellings are categorised as windfall sites.
- 3.23 The average windfall allowance rate for future years accepted by the Worcestershire County Structure Plan Examination in Public Panel and confirmed in the emerging MHDLP for the Malvern Hills District is 132 dwellings per annum.
- 3.24 Windfall development continues to exceed the WCSP allowance. The windfall allowance for 1/5/05 to 31/3/11 equates to 627 dwellings. As with completions, windfalls will continue to be monitored over the Plan period. Further details of windfalls are set out in the Housing Land Availability Monitor 2005.

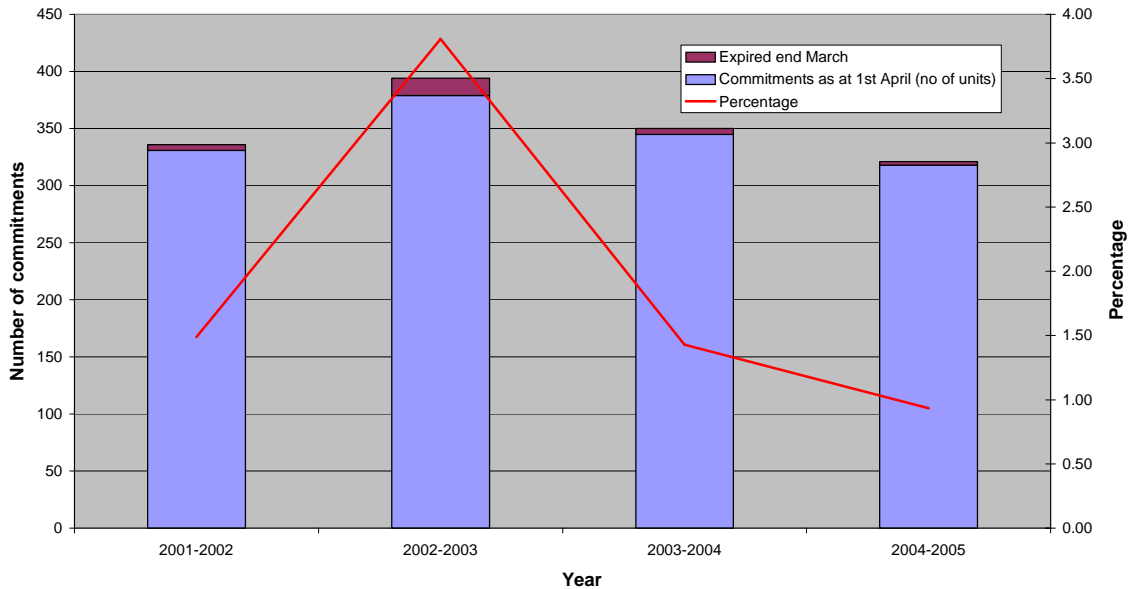
Windfall Permissions 2000-2005 (large and small)



Lapses in Planning Permissions

3.25 Some planning consents expire and do not get implemented. To account for this in our housing land supply figures, a lapse rate of 2% is applied. This figure accords with WCSP paragraph 6.16.

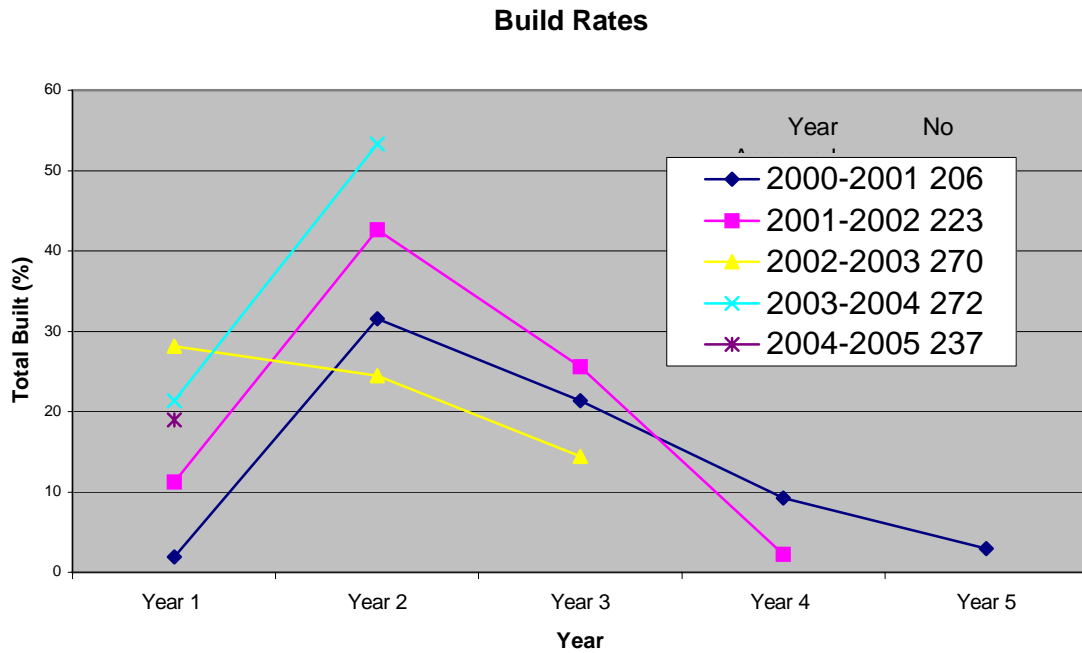
Lapse Rates



3.26 The average lapse rate over the period 2001-2005 is 1.9% and mirrors the rate suggested by the WCSP. It supports the view that due to the high level of housing demand within Malvern, very little residential permissions actually expire within the District.

Build Rates

3.27 The following table illustrates the rate at which dwellings are built per year following the granting of planning permission. The build rates demonstrate that of the 1,208 dwellings granted consent for 2000 – 2005, 749 have been completed. Further, 48% of permitted dwellings are completed within 2 years and 62 % are completed in 4 years. This demonstrates the strength of the housing market in the District.



Core Output Indicator 2a (Housing Trajectory showing housing trends and projections) will assist us in the “plan, monitor, manage” approach to housing land provision advocated in PPG 3 Housing. Core Output Indicator 2c (Density Rates) will allow us to monitor whether we are achieving nationally set targets and that we are making the best use of land resources.

Our Economic Profile

3.28 Our Economic Development Team undertakes an Annual Business Survey of businesses within the District. The survey is undertaken through a questionnaire to businesses using the local Chamber of Commerce database. It asks about business activity, location, crime and security, staffing and information technology. In addition, it is proposed to provide information on business expansion plans and related land and property requirements.

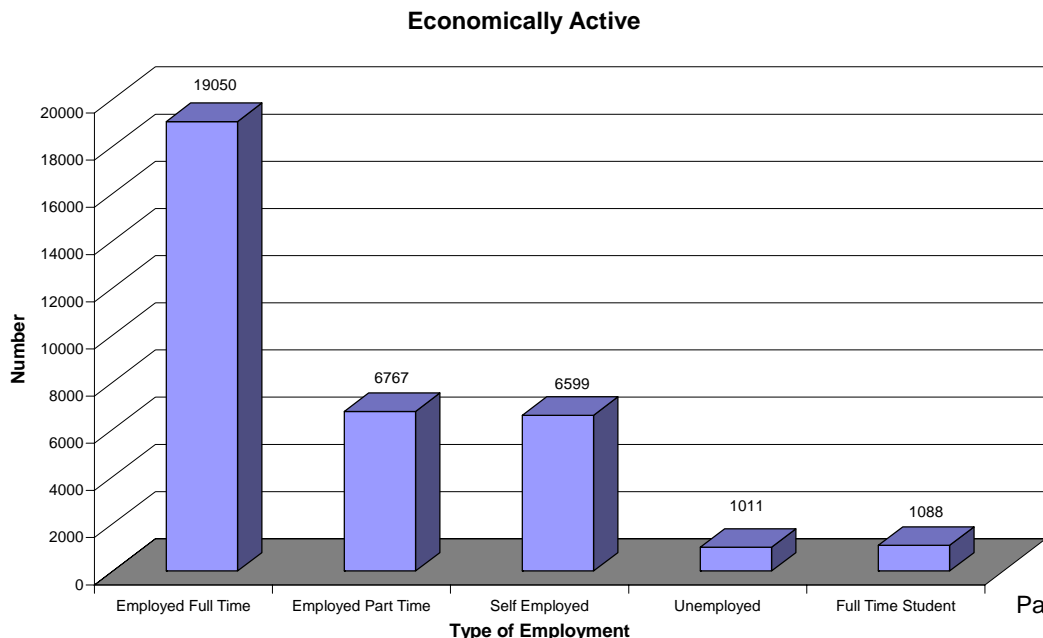
3.29 The Economic Development Team holds an Annual Business Day and conducts over 20 “Listening to Business” visits annually. This monitors

and verifies the findings of the Annual Business Survey and informs assessments on the local commercial property market.

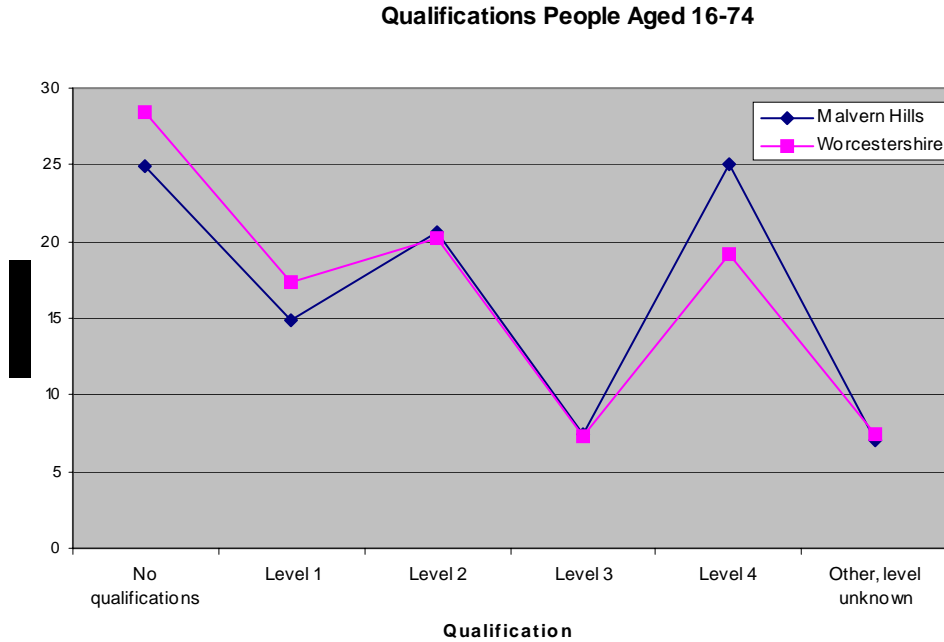
- employment rates: there are 34,519 economically active people in the district, 6,602 are self-employed;
- unemployment rates: 1.3% (Oct 2004) - this compares with 1.9% in Worcestershire;
- the proportion of people of working age in employment equals 76.6%;
- earnings: average hourly rate equals £10.30;
- local jobs: there were 25,470 jobs in the District as at 2001. 27% of the workforce is employed in distribution/transport (retail, hotels, communications), 25% in banking and professional services and 25% in health, education and public administration. Only 4.3% are employed in agriculture and 14.6% in manufacturing;
- the largest employers in the District are Qinetiq approximately 2,500 employees, Elizabeth Chef, Lower Broadheath approximately 440 employees and Automated Packaging (APS) approximately 180 employees;
- total number of VAT registered businesses in the district: 3390;
- main shopping centres: Great Malvern, Malvern Link, Barnards Green, Tenbury Wells and Upton upon Severn.

Economic Activity

3.30 63% of people in the District aged 16-74 are currently employed, this is slightly lower than the overall total for Worcestershire of 66%. 0.5% of the workforce is classed as long-term unemployed.



Qualifications



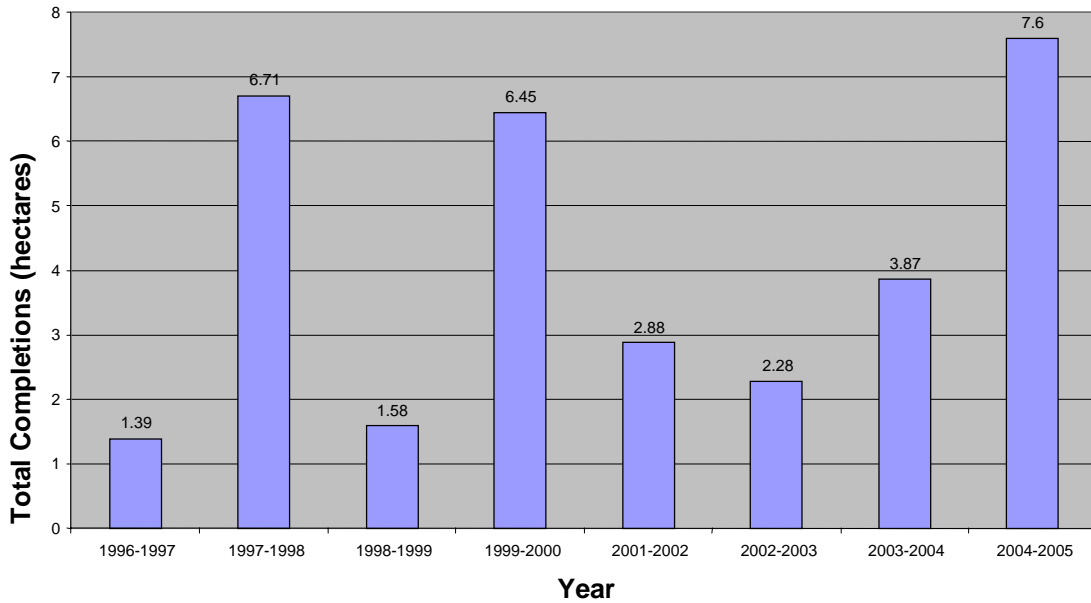
3.31 25% of the population in the District have obtained a qualification at degree level or higher. Across Worcestershire only 19% of the total population have qualifications at this level.

Employment Land Completions

3.32 The Worcestershire County Structure Plan Policy D19 includes a strategic requirement to provide “about 55 hectares” of employment land within the District over the Plan period (1996-2011). There is no specific requirement for additional employment land in the period up to 2021 outlined in the Regional Spatial Strategy.

3.33 Since 1996, employment completions have varied widely from year to year peaking this year at 7 hectares. A large proportion of this is due to rural windfall permissions (4.49 hectares) assisted by implementation of policies aimed at the rural renaissance.

Employment Completions



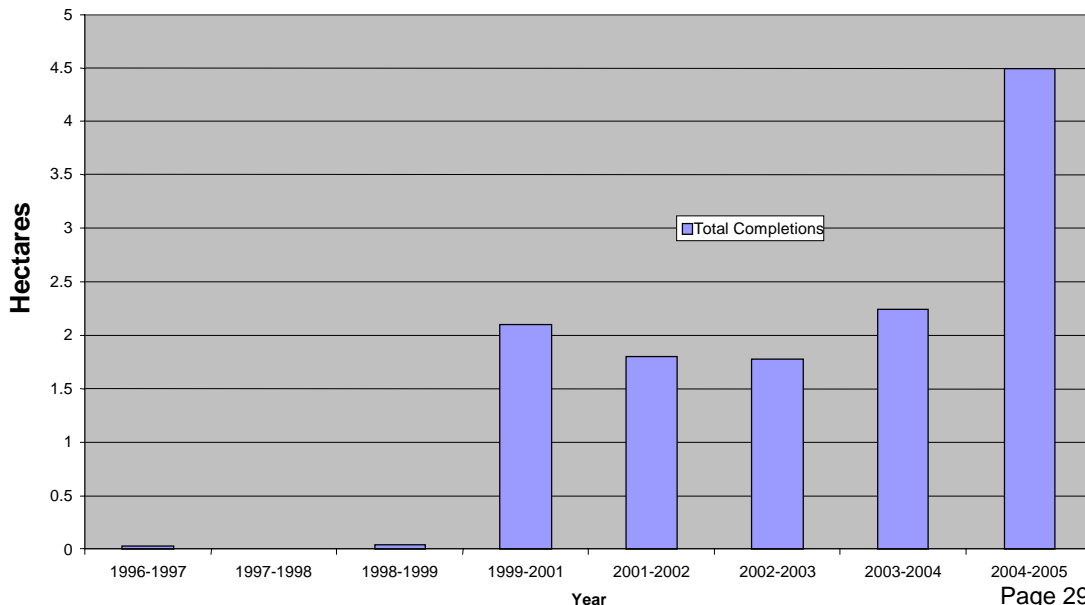
3.34 The economic development policies contained in Regional Spatial Strategy (RSS) seek to broaden the economic base, reduce over-reliance on traditional employment and provide a wider range of local job opportunities. Policy PA6 – Portfolio of Employment Land, seeks to ensure sufficient land is available of the right type and in the right locations across the Region and indicates the hierarchy of sites.

3.35 Two important components contained within the RSS of particular significance for the MHDLP are the Rural Regeneration Zone and Central Technology Belt.

Rural Windfall Employment Completions

3.36 A windfall site is one which has been granted permission but has not been specifically identified or formally allocated for employment development in the Local Plan.

Completions on Rural Windfalls 1996-2005



- 3.37 There has been a significant increase in rural windfall development during 2004-2005. The MHDLP includes a rural windfall employment allowance to enable non-allocated rural employment provision to be accounted for. Improved monitoring may have led to greater information regarding levels of development in rural areas in recent years.

Indicators

Core Output Indicators 1a, 1b, 1c, 1d, 1e relate to employment monitoring in terms of levels of floorspace developed, location and type of employment use provided. This will assist us in assessing whether we are meeting our employment needs and whether the uses provided will help sustain and improve a balanced local economy.

Economic Prosperity

- 3.38 A Retail Study undertaken by Planning Services helps assess the viability and vitality of our town centres. The Study identifies the town centre uses and the level of vacant premises. Additional work is carried out by the Economic Development Team who monitor the level of footfall in the centres.
- 3.39 The 2004 Study illustrates that there is a continued low vacancy rate in town centre shops. Over half of people surveyed feel that shopping facilities have stayed the same, but a net 5% feel they have got worse (2003/4 BVPI User Satisfaction Survey). The Great Malvern Town Centre Plan identifies a number of proposals aimed at improving the town centre.
- 3.40 Policy EP10 contained within the emerging MHDLP seeks to protect the primary and secondary frontages to support town centre development. Primary shopping frontages are located where Class A1 (Retail) uses such as shops, post offices, travel agents, hairdressers etc dominate the street scene. Secondary shopping frontages are characterised by a mix of retail and service uses, for example, banks, estate agents, building societies.
- 3.41 One of the key elements of the RSS is rural renaissance and sustaining and improving the rural economy. The high quality environment and landscape makes the District an important tourist location which contributes to economic prosperity. There are many tourist attractions in the District, some examples include:
- Three Counties Showground;
 - Elgars Birthplace;
 - Witley Court;
 - River Severn;
 - Teme Valley;
 - the towns of Malvern, Upton upon Severn and Tenbury Wells;
 - many attractive villages; and

➤ open countryside and the Malvern Hills

- 3.42 The provision of tourist accommodation is essential to meet the needs of visitors to the area. The WCSP RST 14 Tourism Development requires facilities to be accessible and in scale in relation to its location. WCSP Policy RST 16 Tourism Accommodation sets out the types of provision which will be encouraged and includes renovation and reuse of suitable buildings.
- 3.43 Maintaining the balance between encouraging economic development and protecting the quality of environment is a key consideration in the emerging MHDLP and is reflected in the Local Indicators identified.

Indicators

Core Indicator 4a and 4b monitors the amount of completed retail, office and leisure development outside and within town centres.

Core Indicator 8 (Changes in Areas and Populations of biodiversity) provides an indication of the impact of development on biodiversity and protection of important natural assets.

Local Indicators 6 and 7 (Hotel Development) seeks to monitor the level of new hotel development.

Local Indicator 8 Percentage of vacant retail premises

Local Indicator 9 Number of applications approved for non retail use in primary and shopping frontages in Great Malvern Town Centre.

Farm Diversification schemes can assist in rural regeneration and Local Indicator 10 seeks to identify the number of schemes approved. While, rural employment can play a part in the economic prosperity of the District, this needs to be balanced against the impact on the environment.

Quality of Life

- 3.44 The District is an area of considerable scenic quality, characterised by the rich pattern of towns and villages set within countryside, much of which is of outstanding landscape quality. The area is renowned for the Malvern Hills, which have been designated as an Area of Outstanding Natural Beauty (AONB). In addition, the entire north west of the District is designated as an Area of Great Landscape Value, centred mainly around the attractive valley of the River Teme. The River Severn flows through the south west of the District, whilst the River Teme flows right across from west to east, joining with the River Severn just to the south of Worcester.
- 3.45 The area's high landscape quality attracts many visitors and supports local tourism, and a recent national survey showed Malvern Hills to be one of the most pleasant places to live in Britain. It is these factors, together with the very close proximity of both the M5 and M50 motorways, which have resulted in considerable pressure for new development, particularly around Malvern and to the east of the District around Worcester.
- 3.46 Examples of its high quality built environment include:
- 1800 Listed Buildings;
 - 61 Ancient Monuments;
 - 21 Conservation Areas;
 - 6 Historic Parks.
- 3.47 The natural environment comprises:
- 104 sq kms of the Malvern Hills Area of Outstanding Natural Beauty;
 - Area of Great Landscape Value associated with the Teme Valley;
 - 400 Tree Preservation Orders in Conservation Areas;
 - 47 Sites of Special Scientific Interest;
 - 1 Local Nature Reserve.
- 3.48 Protection of the environment and landscape are important components of the MHDLP. Core Indicator 8 monitors the impact of planning decisions on biodiversity and Local Indicator 14 monitors the number of developments resulting in the loss or destruction of a scheduled ancient monument or listed building.

Public Open Space

- 3.49 Key Facts
- 83% of resident's are satisfied with the District's parks and open spaces and 90% have used them within the last year (Citizen's Panel);

- people's satisfaction with parks and open spaces has doubled since 2001 (2003/4 BVPI User Satisfaction Survey and Citizen's Panel Dec 2004;
- more than four out of five people use parks and open spaces, an increase over the last two years;
- 56% of people are within 20 minutes travel time of 3 different sports facility types, one of which has achieved a quality mark (Area Profile).

3.50 Total Area of pitches by local authority 2002

Local Authority	Total Playing Pitches (ha)	Total Playing Pitches with Community Use (ha)	Percentage available for community use
Bromsgrove	106.0	98.8	93
Malvern Hills	84.1	46.0	55
Redditch	83.7	39.2	47
Worcester City	118.9	70.1	59
Wychavon	142.0	107.8	76
Wyre Forest	105.5	78.6	75
TOTAL	640.2	440.5	69

Source: A Playing Pitch Strategy for Worcestershire

- 3.51 The demand for open space and sports pitches will assist in supporting the Council's position in resisting their loss to other uses. Local Indicator 12 monitors the level of open space/green space lost to other uses.

Renewable Energy

3.52 Key Facts:

- Malvern Hills District residents use 20% less water than average for the UK;
 - residents use slightly less gas than the average for the UK but use 25% more electricity than average;
 - 44% of households have 2 or more cars (40% in Worcestershire and 29.5% in England) and 70% of workers use them to get to work.
- Source: Area and District Profile.

- 3.54 The Government's objectives for renewable energy are set out in the Energy White Paper (2003) and Planning Policy Statement 22 Renewable Energy. The emphasis of Government guidance is on the encouragement of renewable energy schemes where technology is viable and environmental, economic and social impacts can be addressed satisfactorily. Core Indicator 9 and Local Indicator 11 seek to monitor the level and types of renewable energy schemes approved and the District's contribution towards renewable energy.

Indicators

Core Indicator 4c Percentage of eligible open spaces managed to green flag award standard.

Local Indicator 12 Amount of protected open space/green space lost to other development.

Core Indicator 9 Renewable Energy Capacity installed by type

Local Indicator 11 The number and type of renewable energy schemes approved or refused.

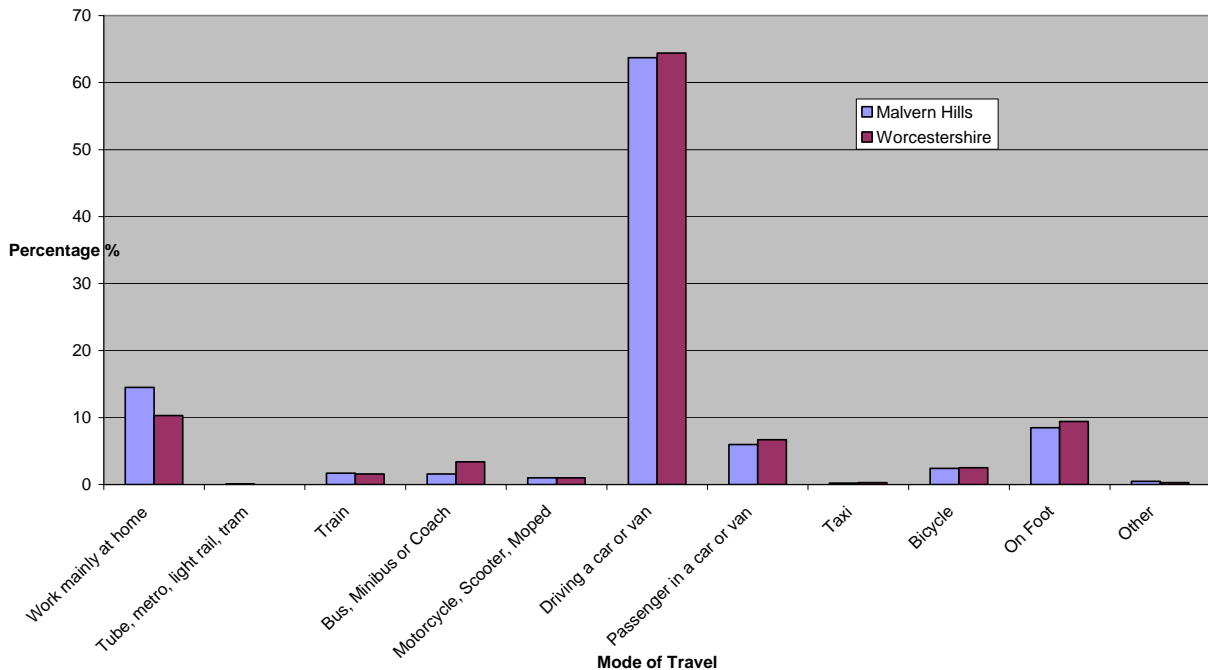
Local Indicator 14 Number of developments resulting in the loss or destruction of a scheduled ancient monument or listed building.

Sustainable Transport

3.55 Transport facilities:

- Malvern has two railway stations;
- The A449 links Worcester to Malvern to Ledbury.

Travel to Work (people aged 16-74 in employment)



3.56 The predominant mode of transport to travel to work is by private car, with only 3.6% of work related journeys undertaken by public transport.

3.57 Malvern Hills to Worcester is recognised as the second greatest key movement corridor in the county for travel to work patterns. The Local

Transport Plan recognises that this corridor will come under greater pressure as travel demand between the two communities grows with the University Site in Worcester and the Central Technology Belt developments in both settlements.

3.58 Our Council Plan 2005 outlines a number of initiatives related to local transport initiatives including:

- twelve motor scooters issued under the Workwise scheme to enable residents of all ages, without public transport, to access employment and training opportunities;
- pilot work shuttle buses introduced to allow easier access to employment sites at peak times.

Indicators

Core Indicator 3b percentage of new residential development within 30 minutes public transport time of a range of services.

Number of planning agreements which extend or provide cycle routes.

Community Needs

3.59 Community Facilities

- 37 Primary Schools;
- 5 High Schools;
- 2 community hospitals in Tenbury and Malvern;
- 11 GP surgeries;
- 12 dental surgeries, 1 dental access centre opened in Osbourne Road;
- 2 theatres;
- 47 village halls and community centres.

3.60 Our Village Facilities and Rural Transport Survey (January 2002) outlines the range of community facilities across the District. This document was produced to inform the emerging MHDLP.

3.61 Accessibility to community facilities can improve the quality of life and can assist in achieving the MHDLP objective of reducing reliance on the private car and encouraging use of public transport, walking or cycling

3.62 Key Facts

- 66% are satisfied with libraries, just below the national average (Area Profile);
- a net 49% are satisfied with cultural and recreational facilities overall (2003/4 BVPI User Satisfaction Survey);

Indicators

Local Indicator 4 The amount and type of developer contributions received by way of planning obligations or other measures.

Local Indicator 17 Number of new community facilities permitted.

Local Indicator 18 Number of applications with community facilities secured.

SECTION 4 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

- 4.1 Our existing Local Development Scheme (LDS) became effective from 19th January 2005 and sets out when and what planning documents we will produce to guide land use and planning decisions in the future. The initial document covered the period 2004 – 2007 and forms a 3-year rolling programme of work. A subsequent review of the LDS has been undertaken to address the period 2006 – 2009.
- 4.2 The effectiveness of this document relies on us reviewing what we are doing and whether we are meeting the targets and milestones set out in the document.
- 4.3 The Annual Monitoring Report provides a mechanism for this review and allows us to highlight any changes required to the timetable or the priority and choice of documents prepared based on the needs of the district.
- 4.4 A full version of the LDS is available to view on our website: www.malvern hills.gov.uk or from the Customer Service Centre (see contact details outlined in the Introduction).

LDS Priorities for 2004 – 2005

We identified 6 major priorities which were to:

- continue progress on the Local Plan Review (✓ Targets achieved);
- submit a Local Development Scheme to the Secretary of State in December 2004 and adopt it by March 2005(✓ Targets achieved);
- undertake and publish annual housing and employment land availability studies as the starting point for the annual monitoring report (✓ Targets achieved);
- start work on the statement of community involvement (✓ Targets achieved. The document has been submitted to the Secretary of State);
- produce a Supplementary Planning Document on House Extensions ; (✓ Targets achieved. The document has been adopted); and
- start work on the production of a Supplementary Planning Document on the re-use of rural buildings (✓ Targets achieved).

How Did We Do?

- 4.5 We are required by Government to monitor our progress in the production of the planning documents against key milestones specified in the LDS. These are reproduced below and against each milestone, we have indicated whether it has been achieved to target or not. Where we have not achieved our targets, the reason is set out together with a revised timetable to be included in the LDS.

Malvern Hills District Local Plan Review

- 4.6 *Under the new planning system, Local Development Framework will replace the old plan making system of Structure Plans and Local Plans. The above Plan is progressing under transitional arrangements due to its advanced stage and will, when it is adopted, form a development plan document, saved for a minimum of 3 years within the Local Development Framework covering the Malvern Hills District.*

Document Stage	LDS Milestone	Progress
		<input checked="" type="checkbox"/> Achieved <input type="checkbox"/> Failed
Pre-Inquiry Meeting	N/A	<input checked="" type="checkbox"/> Achieved 28 th Feb 2005
Omission Site Consultation	N/A	<input checked="" type="checkbox"/> Achieved 15 th April – 13 th May 2005
Public Local Inquiry	May – August 2005	<input checked="" type="checkbox"/> 24 th May – 6 th Sept 2005

- 4.7 The Local Plan Review was a key task outlined in the Local Development Scheme (LDS) and has successfully met all its targets. The Planning Inspectorate has advised us that the binding Inspector's report on objections to the Local Plan Review should be received by 10th April 2006. As a consequence the anticipated adoption date is now July 2006.

Local Development Scheme

- 4.8 *This is a 3-year programme of work identifying the production of key planning documents which will form part of the Local Development Framework.*

Document Stage	LDS Milestone	Progress
		<input checked="" type="checkbox"/> Achieved <input type="checkbox"/> Failed
Submit LDS to Secretary of State	December 2004	<input checked="" type="checkbox"/> Achieved

- 4.9 The existing LDS became effective from 19th January 2005. The Revised LDS will be submitted to the Government Office under Section 15(8) of the Act in December 2005.

Statement of Community Involvement

- 4.10 *This outlines how and when we will involve stakeholders and the community in the preparation, alteration and review of each Local Development Framework document and significant development control decisions. It is a Local Development Document.*

Document Stage	LDS Milestone	Progress <input checked="" type="checkbox"/> Achieved <input type="checkbox"/> Failed
Preparation of informal draft statement of community involvement (Regulation 25)	January 2005	<input checked="" type="checkbox"/> Work started on informal draft in January 2005. 5 th April 2005 - approved by Planning Committee for consultation. 7 th April workshop held with Malvern Hills Citizens Panel. 6 th April – 20 th April 2005 Informal Consultation.
Public participation on draft statement (Regulation 26)	February – March 2005	<input type="checkbox"/> 25 th April 2005 – comments from informal draft consultation reported to Planning Committee and approval to start consultation on draft SCI. 6 th May – 17 th June 2005 – statutory consultation on draft SCI and SCI questionnaire. A further workshop with objectors was held to resolve objections. <u>Reason for Revised Milestone</u> <ul style="list-style-type: none"> • Additional time allocated for informal consultation as part of commitment to “frontload” consultation in accordance with PPS12.
Preparation of submission statement	April – June 2005	<input type="checkbox"/> 9 th August 2005 – feedback from consultation to Planning Committee.

		<p>August 22nd – 5th October – additional consultation with Parish Councils in adjoining local authorities following advice from Government Offices for the West Midlands.</p> <p>27th September 2005 - feedback to Full Council on consultation undertaken from 6th May – 17th June 2005. Approval to submit the document to the Secretary of State subject to results of Parish Council consultation.</p> <p><u>Reason for Revised Milestone</u></p> <ul style="list-style-type: none"> • Requirement to seek approval from Full Council and to consult with Parish Councils in adjoining authorities.
Submission of DPD to SofS (Reg 28)	July 2005	<input checked="" type="checkbox"/> 6 weeks consultation on submission document to Secretary of State 28 th October 2005 – 9 th December 2005

- 4.11 As a consequence of meeting some of the above milestones, the Examination in Public is now scheduled for January 2006 and the Statement is scheduled for adoption in April 2006. However, the LDS 2006 states that this timetable is dependent upon the nature/level of objections received to the submission SCI and the availability of an Inspector.

Core Strategy DPD

- 4.12 *This will set out the vision, objectives and spatial strategy including the land supply requirements for the Malvern Hills District up to 2021.*
- 4.13 The preparation of the Core Strategy was not scheduled to commence until July 2006. However, the timetable has been reviewed to reflect the programme for the West Midlands Regional Spatial Strategy (RSS) Phase Two Revision Project Plan, which was only published in November 2005. The Core Strategy should be developed against the appropriate direction from the RSS. The Preferred Option stage is considered sufficiently advanced to inform and provide a framework for

the Core Strategy. However, as currently programmed consultation on our Core Strategy would occur in advance of the Preferred Option stage of the RSS, scheduled for Winter 2006. To wait until the RSS had reached formal Submission stage in May 2007 before we commenced consultation on our Core Strategy would represent inordinate delay. We have therefore, discussed this adjustment with the Government Office for the West Midlands and the Planning Inspectorate who have agreed it would be appropriate for the Core Strategy to reflect the RSS timetable.

- 4.14 The commencement of our Core Strategy will therefore be scheduled as originally indicated (with a slightly longer evidence gathering stage) and the Core Strategy consultation stage will be commenced three months after the RSS Preferred Options Stage. This also allows the review of the Malvern Hills Community Strategy to be reflected in the Core Strategy as the Community Strategy is timetabled for completion in December 2006. The net result of this is that the adoption of our Core Strategy will be in June 2009 (as opposed to March 2009). However, this still allows the Core Strategy to be in place prior to the end of the three year saved period for the Malvern Hills District Local Plan.
- 4.15 The Proposals Map DPD will be revised as each new development plan document is adopted, as an integral part of the process (as indicated in the profiles of the LDS). The separate timeline and profile for the Proposals Map DPD is therefore considered unnecessary.

Allocations DPD and Development Control Policies DPD

- 4.16 As a result of rolling forward the LDS programme, Profiles are now included in the LDS for the Allocations DPD and the Development Control Policies DPD to be commenced simultaneously in August 2008.

House Extensions Guidance SPD

- 4.17 *The purpose of this document is to provide guidance to householders on extensions. The guidance will form a supplementary planning document, linked to Policy CN9 contained within the emerging Malvern Hills District Local Plan.*

Document Stage	LDS Milestone	Progress <input checked="" type="checkbox"/> Achieved <input type="checkbox"/> Failed
Draft SPD and Sustainability Appraisal report issued for public consultation as required by Regulation 17	January – March 2005	<input checked="" type="checkbox"/> Production of document January – April 2005. Planning Committee approval for consultation 12 th May 2005.

		6 weeks consultation 27 th May – 8 th July 2005
Authority consideration of consultation representations	April – July 2005	<input checked="" type="checkbox"/> Representations considered by Council August 2005. <input checked="" type="checkbox"/> Round Table discussion with objector's 16 th August 2005.
Adoption and Publication.	August 2005	<input checked="" type="checkbox"/> Approved by Planning Committee 6 th September 2005.

Although, this project did not hit all of the key milestones, it was delivered within one week of the anticipated adoption date. Delays were incurred due to increased involvement of stakeholders in document preparation and the programme of Committee dates.

Re-use of Rural Buildings SPD

- 4.18 *The purpose of this document is to provide guidance on the re-use and conversion of rural buildings. The guidance will form a supplementary planning document linked to Policy EP6 contained within the Malvern Hills District Local Plan.*

Document Stage	LDS Milestone	Progress <input checked="" type="checkbox"/> Achieved <input type="checkbox"/> Failed
Draft SPD and SA report issued for public consultation as required by Regulation 17	November 2005 – January 2006	<input checked="" type="checkbox"/> Consultation scheduled to commence in January 2006

- 4.19 This project remains on target for adoption in June 2006.

Developer Contributions and Planning Obligations SPD

- 4.20 *Provides guidance on developer contributions and planning obligations as part of development proposals. Linked to saved Policy DS18 contained within the emerging Malvern Hills District Local Plan*
- 4.21 The Developer Contributions and Planning Obligations SPD is not scheduled to commence until 2006. Minor adjustment to the Consultation Milestone is required to identify an extended evidence gathering and document preparation phase and clearer reflection of the 6 week consultation period, scheduled for July- August 2006 (previously May – July). The Adoption date for the SPD is on target for December 2006.

Public Open Space SPD

- 4.22 *To provide guidance on the mechanisms for delivering open space, sports and recreational facilities. Linked to saved Policy CN12 contained within the emerging Malvern Hills District Local Plan.*
- 4.23 The Public Open Space SPD is not scheduled to commence until 2006. However, adjustments to the Milestones are required to reflect the programming and decisions regarding budget confirmation, an extended evidence gathering and document preparation phase to reflect the need to commission an open space study and clearer identification of the 6-week consultation period. Consultation is scheduled for November -December 2005 (previously May-July), with adoption in April 2007 (previously December 2006).

Affordable Housing SPD

- 4.24 *To provide guidance on the implementation of the Council's affordable housing policies. Linked to Saved Policy CN2 contained within the emerging Malvern Hills District Local Plan.*
- 4.25 The Affordable Housing SPD is not scheduled to commence until 2006. Minor adjustment to the Consultation Milestone is required to reflect an extended evidence gathering and document preparation phase and clearer reflection of the 6-week consultation period, scheduled for November –December 2006 (previously October-December). The Adoption date for the SPD has been brought forward to April 2006 (previously May 2007). It is recognised that the development of proposals to undertake work on Housing Needs Assessments or Housing Market Assessments jointly across the region or Housing Market Areas may impact upon assumptions made in the revised LDS.

Other SPD not included in LDS

- 4.26 A Draft Concept Statement for the Malvern Community Hospital Site was published for consultation for six weeks on 21st October 2005. The site is allocated for residential development under Policy DS5 (H.10) in the emerging Malvern Hills District Local Plan. This project was prioritised to enable the Council and the local community to highlight the issues of importance in advance of the submission of a planning application and assist South Worcestershire Primary Care Trust as landowner. The Adoption date for the SPD is April 2006. This document now appears in the 2006 - 2009 LDS.

Trees and Development SPD

- 4.27 Further guidance is considered necessary to provide design guidance for the protection and enhancement of trees in development proposals. The guidance will form a Supplementary Planning Document principally linked to Policy QL22 contained within the emerging Malvern Hills Local

Plan. The 2006 - 2009 LDS proposes that the SPD will commence in January 2007.

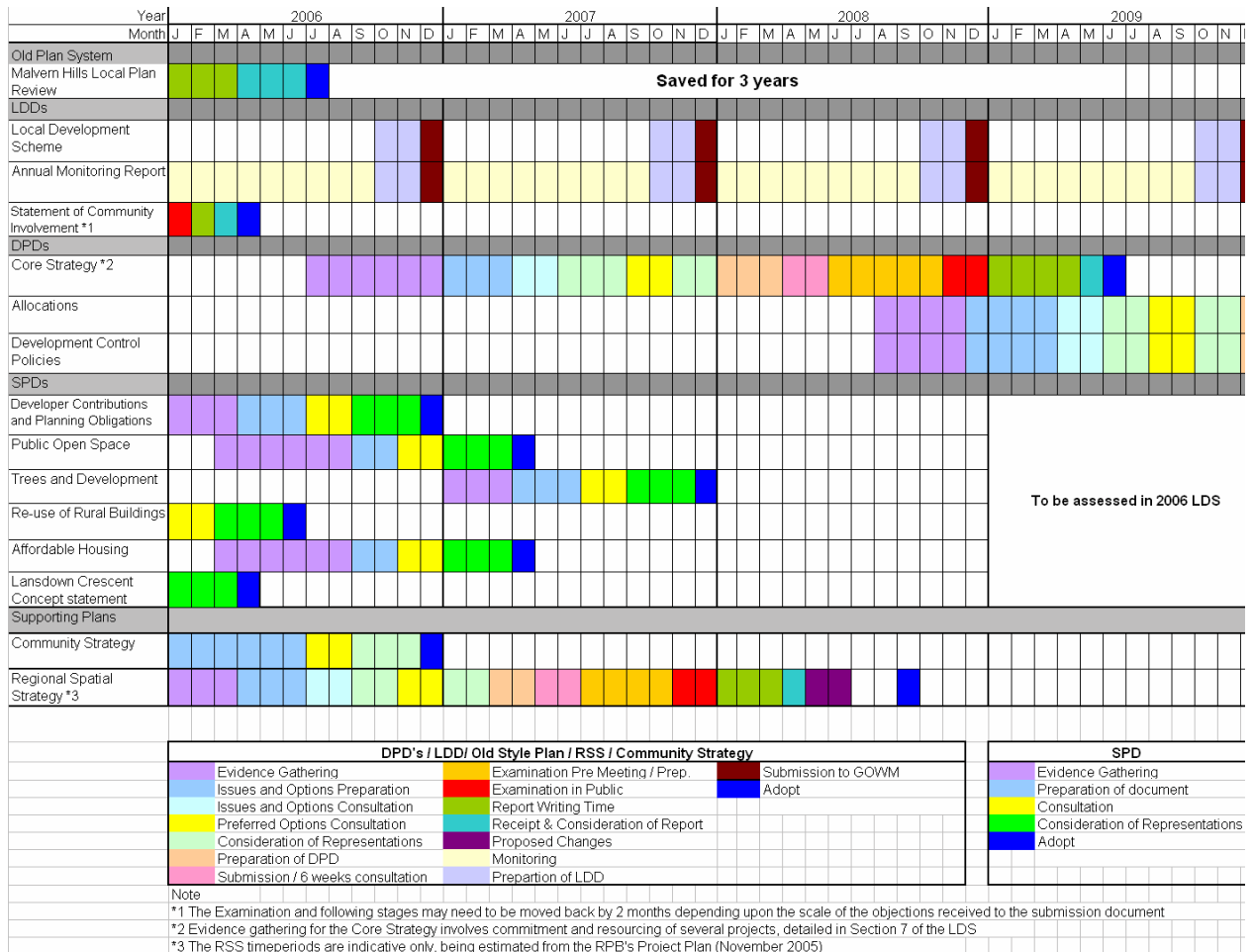
Annual Monitoring Report

4.28 The AMR was presented to Planning Committee on 6th December 2005 and subject to agreement by committee will be submitted to the Secretary of State to meet the December 2005 submission deadline.

Summary

4.29 A copy of the revised LDS timetable for 2006 – 2009 is outlined below:

Revised Local Development Scheme 2006 – 2009



SECTION 5 REGIONAL AND LOCAL PERFORMANCE INDICATORS

- 5.1 The purpose of this section is to monitor our planning decisions against a range of Core Output Indicators identified by the West Midlands Regional Planning Assembly and Local Indicators identified in the emerging Malvern Hills District Local Plan (MHDLP) and as a result of reflecting West Midlands Regional Returns. The indicators are set out under the headings in the emerging MHDLP:

DEVELOPMENT STRATEGY

Development Strategy Objectives – Location of New Development

1. seek to locate development in areas, which will minimise the need to travel;
2. encourage development which will help retain and enhance the identity, character and vitality of settlements;
3. guide new development to sustainable locations, which reflect the role of Malvern as the main focus for future development and the needs of rural areas;
5. protect the open countryside from sporadic and inappropriate development.

Key Achievements 2004 – 2005

- ✓ we have successfully achieved the focus of new development in the urban area and sustainable rural settlements in accordance with the Regional Spatial Strategy and the Worcestershire County Structure Plan (as evidenced by Local Indicator 1);
- ✓ our employment completions indicate that we are providing for a range of employment opportunities to meet the needs of the district and which assist in rural diversification (as evidenced by Local Indicator 2).

The key policies which have secured these objectives are:

Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Development Location		
Housing Policy 2	A2 Settlement Hierarchy	DS1 Location of Development
		DS2 Sustainable Development
Housing Policy 3 Settlement Boundaries		DS11 Rural Settlements
		DS12 (A) Housing in Category 1 and 2 settlements
		DS12 (B) Housing in Category 3
Housing Policy 4 Development in the Countryside		DS14 Housing in Open Countryside
Employment Policy 7 New Build Development in the Open Countryside		DS15 Employment in the Open Countryside
Employment Policy 6 Re-use of Rural Buildings	A36 new Employment Generating Uses for Rural Buildings	EP6 Re-use of Rural Buildings
Employment Policy 9 Further Means of Rural Diversification		EP7 Farm Diversification Schemes
Flooding		
Environment Policy 9 Flood Defence	A15 Development and Watercourses	DS16 Flooding

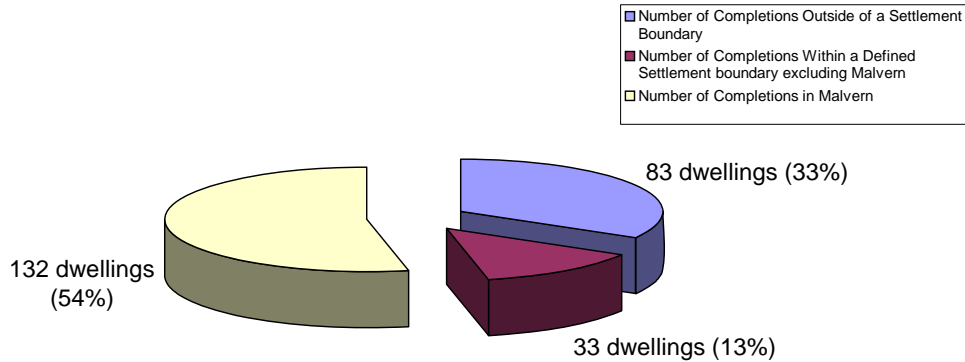
5.2 It is important to note that in future AMRs, the data on the housing and employment completions in urban and sustainable locations will not be directly comparable. This is because there are fewer sustainable settlements outlined in the emerging MHDLP than the Malvern Hills District Adopted Plan and the Leominster (Tenbury Area) Local Plan.

Location of New Housing Development (Local Indicator 1)

Number and percentage of dwellings committed within Malvern and sustainable rural locations 2004 – 2005 (Source MHDLP Review)

Key Data

Number and Percentage of Housing Completions 2004-2005



Analysis

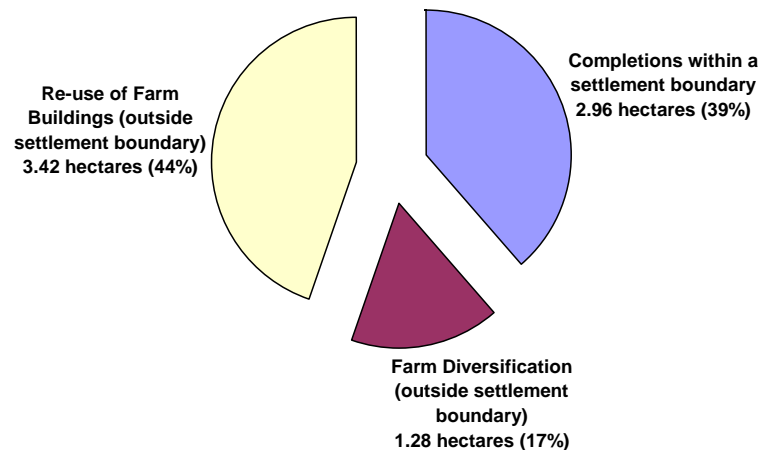
- 5.3 67% of completions are within the urban area of Malvern and defined settlements in accordance with the Malvern Hills District Adopted Local Plan, the Leominster (Tenbury Area) Plan and the development strategy outlined in the emerging MHDLP.
- 5.4 Of the 33% completed outside of a defined settlement boundary, this includes applications for:
 - replacement dwellings;
 - change of use of existing rural buildings;
 - agricultural or forestry dwellings; and
 - rural exception sites.
- 5.5 Proposals for these forms of residential development accord with national planning guidance, Development Plan policies and also assist in rural regeneration objectives.

Location of New Employment Development (Local Indicator 2)

Amount of employment development completed within and outside settlement boundaries (Source MHDLP Review).

Key Data

Amount of Employment Development Completed within and outside of a Settlement 2004 -2005



Analysis

5.6 A total of 7.66 ha of employment land was completed in 2004 -2005. Of the 4.7 ha approved outside of settlement boundaries, 1.28 ha relates to farm diversification schemes involving employment development associated with supporting the main farming enterprise and 3.42 ha relates to change of use of existing rural buildings for new employment uses. While the focus of the development strategy is to locate development within sustainable settlements, these activities accord with the following MHDLP objectives:

- to promote the re-use of previously developed land and buildings for development; and
- to encourage greater diversification of the rural economy.

5.7 Development of this type accords with emerging MHDLP Policies EP7 and EP6.

Flood Protection (Core Output Indicator 7)

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Key Data**Planning Applications Objected to by Environment Agency 2004/2005**

App No	Type	Reason for E/A Objection	Outcome
04/00262/OUT	Residential - Minor	Required Circular 3/99 Assessment	Appeal Withdrawn
04/01924/OUT	Residential - Minor	Required Circular 3/99 Assessment	Appeal Withdrawn
05/00057/FUL	Caravan Sites - Minor	Required Circular 3/99 Assessment	Appeal Refused
05/00140/FUL	Agriculture - Minor	Risk of Pollution to Surface Water	Appeal Withdrawn
		Total Permission Granted Contrary to EA advice	0

Analysis

- 5.8 The location of development in areas not affected by flood risk is an important development strategy consideration. We have not approved any decisions contrary to the advice of the Environment Agency.

Development Strategy Objectives - Meeting Strategic Housing Land Supply

- 4. promote the reuse of previously developed land and buildings for development particularly in urban areas.
- 6. ensure the supply of suitable land and buildings to meet the District's strategic housing requirement of about 3,900 new dwellings to 2011 through the application of the 'plan, monitor, manage' approach to housing land supply.
- 7. meet the housing requirements of the population of the District through the provision of a range of dwelling types, sizes, densities and tenures including general market, affordable and social housing in a way which protects the environment and makes the most effective use of the existing settlement patterns.

Key Achievements

- ✓ we are on target to meet our housing supply targets for 1996 – 2011 (Core Output Indicator 2a);
- ✓ we have exceeded our target of 70% of housing completions on previously developed land (Core Output Indicator 2b) ;
- ✓ we are achieving density levels in accordance with Government guidance (PPG3 Housing) (Core Output Indicator 2c).

The key policies which have secured these objectives are:

Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Housing Policy 1 Land for New Housing	A47 Targets for Housing Land	DS4 Meeting Strategic Housing Requirements
		DS5 Housing Sites within the Malvern Urban Area
		DS6 Phasing
		DS7 North Site
		CN1 Dwelling Mix and Size
Housing Policy 12 Major Housing Development	A49 Affordable Housing on Larger Housing Sites	CN2 Affordable Housing in new Development

Housing Policy 11 Affordable Housing in Rural Areas	A48 Affordable Housing in Rural Areas	CN3 Rural Exception Sites
Housing Policy 17 Residential Standards		CN6 Efficient use of land for Residential Purposes

Housing Trajectory (Core Output Indicator (2a))

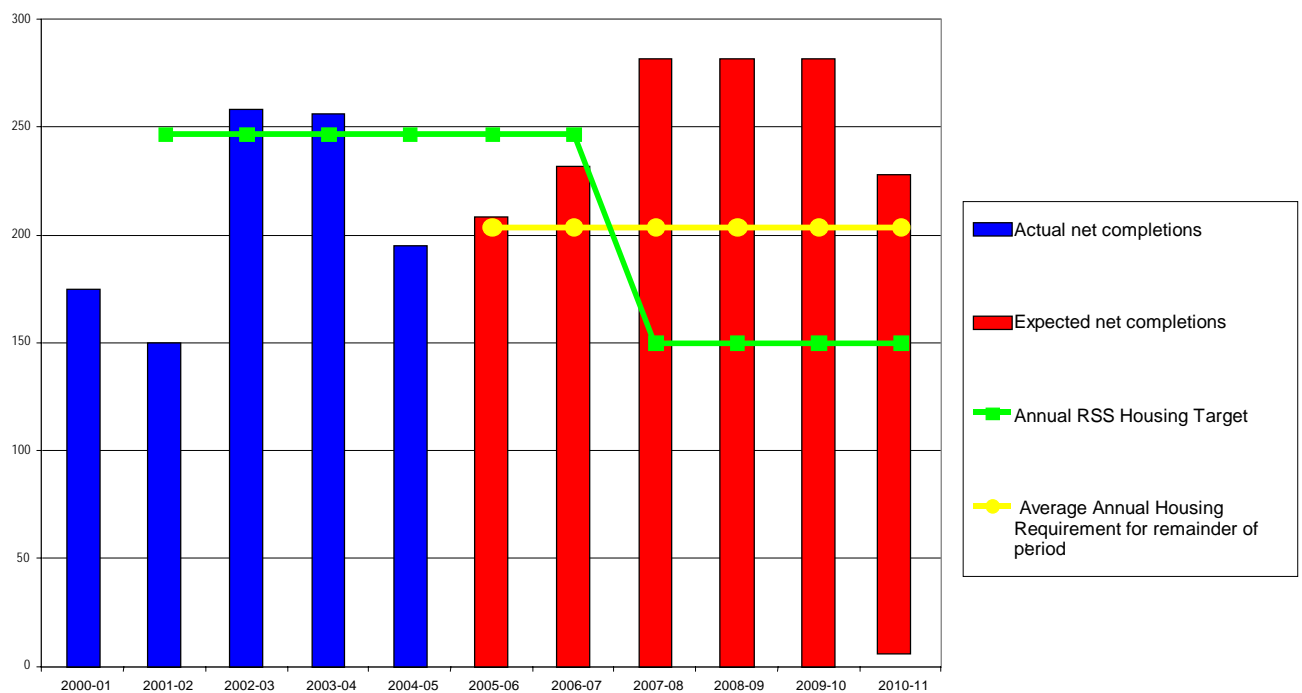
(Source West Midlands Regional Assembly)

The housing trajectory illustrates actual and expected completions based on the following information:

- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- (ii) net additional dwellings for the current year;
- (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- (iv) the annual net additional dwelling requirement; and
- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Key Data

Malvern Hills District Housing Trajectory 2004-05



Analysis

- 5.9 A detailed analysis of the components of the district's housing land supply can be found in Background Paper 2 Housing Provision produced May 2005. A copy is available to view at our Customer Service Centre or on our website www.malvern hills.gov.uk. The role of the housing trajectory is to integrate the "plan, monitor, manage" approach into housing delivery by showing past performance and estimating future performance. The housing trajectory compares the levels of actual and projected completions over the plan period compared with the strategic housing requirement from the Regional Spatial Strategy. It is therefore possible to assess whether there is or is likely to be a shortfall or oversupply in the number of dwellings completed in relation to the required completion levels. If there is a shortfall or surplus in the number of homes coming forward, then it may be necessary to review the housing policies through the Local Development Framework.
- 5.10 The housing trajectory has been compiled using housing completions from April 2001 to March 2005 (blue columns). The projection to 2011 (purple columns) is based upon the windfall allowance as indicated in Malvern Hills District Council's Urban Capacity Study (October 2004) and the anticipated completions of the dwellings on allocated sites as indicated in the Malvern Hills District Local Plan (Second Deposit). The estimate of the completion periods for the allocated sites has been made having regard to phasing policy in the Local Plan and information submitted by site owners to the Local Plan Inquiry in 2005.
- 5.11 The housing trajectory is based on net dwellings as required by the Regional Spatial Strategy (RSS) and the associated core output indicator. Based upon information provided by Worcestershire County Council for all districts and the county, the RSS annual net housing target for the Malvern Hills District for 2001/2 to 2006/7 is 247 dwellings, which reduces to 150 for the period 2007/8 to 2010/11 (green line). The graph illustrates that during the period 2001-2005 there was a shortfall of 129 dwellings (difference between the blue columns and the green line). To make up this shortfall for the remainder of the plan period, the orange line illustrates the level of required completions. The graph illustrates that the expected completions (purple columns) will be in excess of the requirement for the remainder of the plan period, resulting in an oversupply of housing by the end of the Local Plan period (2011).
- 5.12 When the total completions (2001-2011) of 2367 are compared with the RSS requirement (2001-2011) of 2082, an oversupply of 285 dwellings potentially exists. This is approximately equivalent to one year of expected completions and indicates that the 2011 RSS housing target is likely to be met during 2009/2010. The Council through the LDS has time-tabled the Core Strategy to commence in July 2006, upon adoption of the Malvern Hills District Local Plan. The Core Strategy is

time tabled for adoption in June 2009 and will enable the implications of any oversupply to be addressed, alongside the review of the RSS housing figures to the end date of 2021.

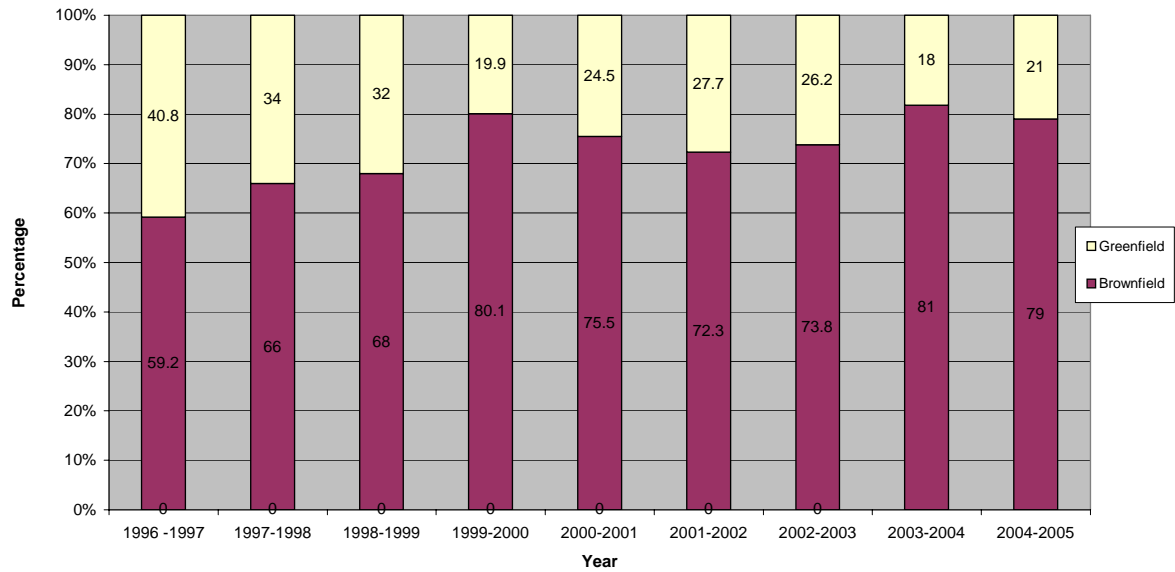
Development on Previously Developed Land (Core Output Indicator (2b))

Percentage of new and converted dwellings on previously developed land.

(Source West Midlands Regional Assembly)

Key Data

Percentage of Completed Dwellings on Brownfield and Greenfield Land 1996 - 2005



Analysis and Interpretation

5.13 The trend for dwelling completions on brownfield land continues with 79% of completions on brownfield land in 2004 – 2005. In terms of the average percentage, the percentage of development on previously developed land still exceeds the target of 70% set out in the Worcestershire County Structure Plan and the emerging MHDLP. All of the housing allocations listed in MHDLP Review Policy DS5 (Housing Sites within the Malvern Urban Area) are previously developed sites. The ability of these sites to accommodate development has been tested through the Council’s Urban Capacity Study and we do not foresee any problems in maintaining our target for the remainder of the Plan period.

Target

5.14 To achieve 70% of the overall housing provision for the period 1996-2011 on previously developed land.

The Worcestershire County Structure Plan sets out an indicative target for the proportion of overall housing provision to be made on previously developed land. The target set for the Malvern Hills District is 70%. From 1996-2005, 71% of dwellings were completed on previously developed land.

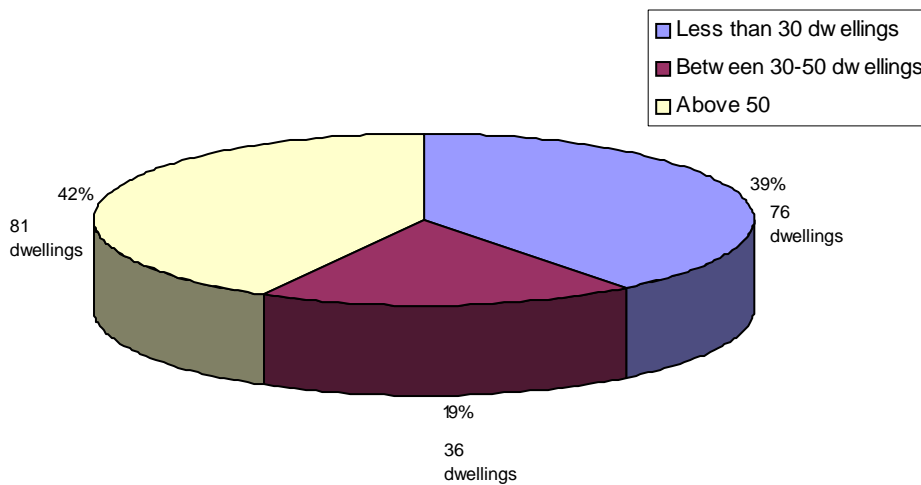
Dwelling Densities (Core Indicator (2c))

Percentage of new dwellings completed at:

- (i) less than 30 dwellings per hectare;*
 - (ii) between 30 and 50 dwellings per hectare; and*
 - (iii) above 50 dwellings per hectare.*
- (Source West Midlands Regional Assembly)*

Key Data

Residential Density Levels on Completed Sites 2004 - 2005



Note: the above figures do not represent the total completions of 248 as they exclude barn conversions

Analysis

5.15 The Worcestershire County Structure Plan Policy D9 (Density of Housing Development) states that authorities are expected to discourage low density housing development of less than 30dph unless there are local circumstances which indicate otherwise. It advocates that sites adjacent to urban areas or rural settlements should be developed at densities of between 30 and 50 dph. In towns and local centres where there is good public transport accessibility densities of about 70dph should be achieved. 61% of development has been completed at a density of 30 dwellings and over. This reflects the focus and high demand for development in the urban area of Malvern.

Affordable Housing Completions (Core Indicator (2d))

Affordable housing completions

(Source West Midlands Regional Assembly)

Affordable Housing – Sources of Provision (Local Indicator 3)

The amount of affordable housing provided annually through the planning process on both allocated and windfall sites in addition to exception sites.

(Source MHDLP Review)

Affordable Housing and Developer Contributions (Local Indicator 4)

The amount and type of developer contributions received by way of planning obligations or other measures.

(Source MHDLP Review)

Key Data

Affordable Housing Completions 2004 - 2005

	Planning application No.	Scheme & No. of units	Total financial contribution in lieu of units provided
Affordable housing completions on allocated and windfall sites (Policy CN2)	02/00575	Heaton House, Martley 4	Nil
	02/01137	Yates Hay Road, Malvern 5	
Affordable housing completions on exception sites (Policy CN3)		0	Nil
Total	-	9 (PolicyCN2- 9; Policy CN3- 0)	Nil

Analysis

- 5.16 The overall target for affordable housing is set out in the Council Plan 2005 as follows:

“To increase the number of additional affordable housing units by at least 70 (in 2005/06) and 80 in each of the following two years”.

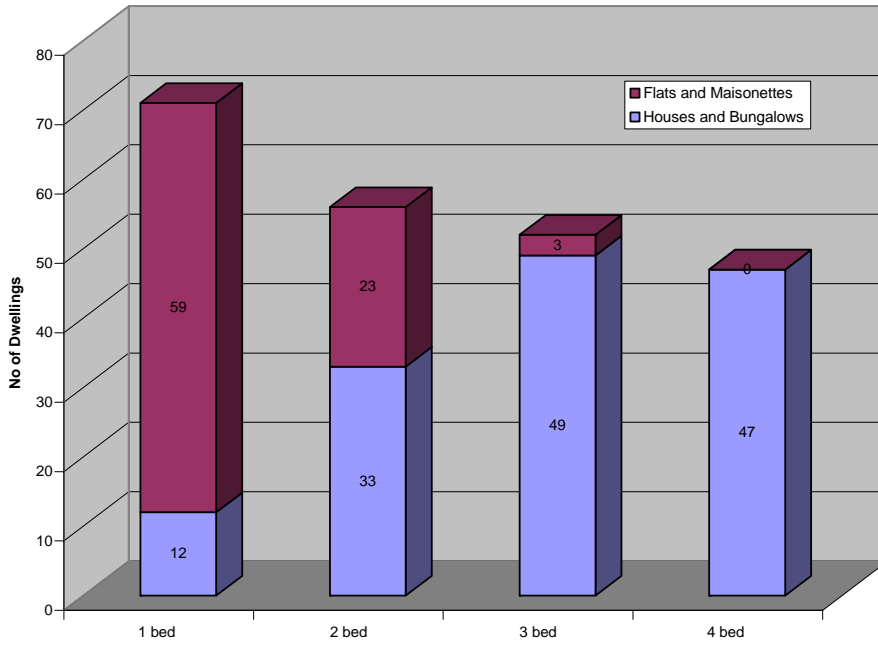
- 5.17 This is a stretch target in comparison with the levels of new affordable homes which have been achieved in recent years. Significantly, it was predicated on the assumption that development on the North site might commence in 2005/6, however this has not transpired.
- 5.18 A revised target was set, for the provision of 50 additional affordable units per year, in the Council’s Housing Strategy (adopted in September 2005).
- 5.19 It is envisaged that in each year, on average, 30 of these would be delivered in urban areas and 20 in rural areas.
- 5.20 A specific target is also set for the provision of 30 new homes per annum for low-cost home ownership (LCHO). However, there is a tension between this target and the Council’s strong focus on securing more rented homes. This higher priority is reflected in the bids submitted for Social Housing Grant by Registered Social Landlord partners; over the next 2 years they will seek to provide 69 rented homes (slightly above our annual target) and 35 LCHO homes (slightly below target). These bids would also deliver only around 10 units per annum in urban areas over the next two years.
- 5.21 The balance of the urban target will come mainly from North site. However, since this will not begin to deliver in the current year, the aim is to achieve more than 50 additional affordable units pa in the later years of the Housing Strategy. In addition, further opportunities to deliver LCHO homes will be sought.
- 5.22 It is necessary to recognise that the provision of affordable housing through the planning system represents only a strand, albeit a significant one, in provision of affordable housing across the district. Furthermore, the introduction and implementation of land use policies for the purposes of affordable housing require a considerable lead-in time to enable delivery through the development process. Monitoring of schemes under negotiation or the subject to recent permissions suggests the supply via the planning system should increase in future years.

Dwelling Mix (Local Indicator 5)

Mix of sizes of housing (using bedroom numbers as an overall indicator)
(Source MHDLP)

Key Data

Dwelling Mix By Bedroom Size 2004 - 2005



Analysis

5.23 It can be seen from the chart that while 1 bedroom flats far outnumber 1 bedroom houses, when it comes to four bedrooms, houses dominate. The number of one-bedroom flats has increased in 2004/05 and reflects the increase in single person households nationally. When compared against the demand for dwelling type outlined in the Housing Needs Assessment October 2004, the greatest demand is for family properties with 2 and 3 bedroom properties in the greatest shortfall. A longer term analysis of supply and demand will need to be undertaken to properly illustrate any trends.

Development Strategy Objectives – Meeting Strategic Employment Land Requirements

8. Ensure that sufficient Employment Land is identified and available to meet the District's strategic employment requirement of about 55 hectares to 2011.
9. Ensure that there is arrange of employment sites and premises available across the District to provide a balanced portfolio of employment opportunities and meet the varying requirements of new and existing businesses.

Key Achievements

- ✓ we are on target to meet our employment land supply targets for 1996-2011 (Core Output Indicator 1d);
- ✓ we have achieved a high level of rural windfall completions which will assist in meeting rural renaissance aims (Core Output Indicator 1d).

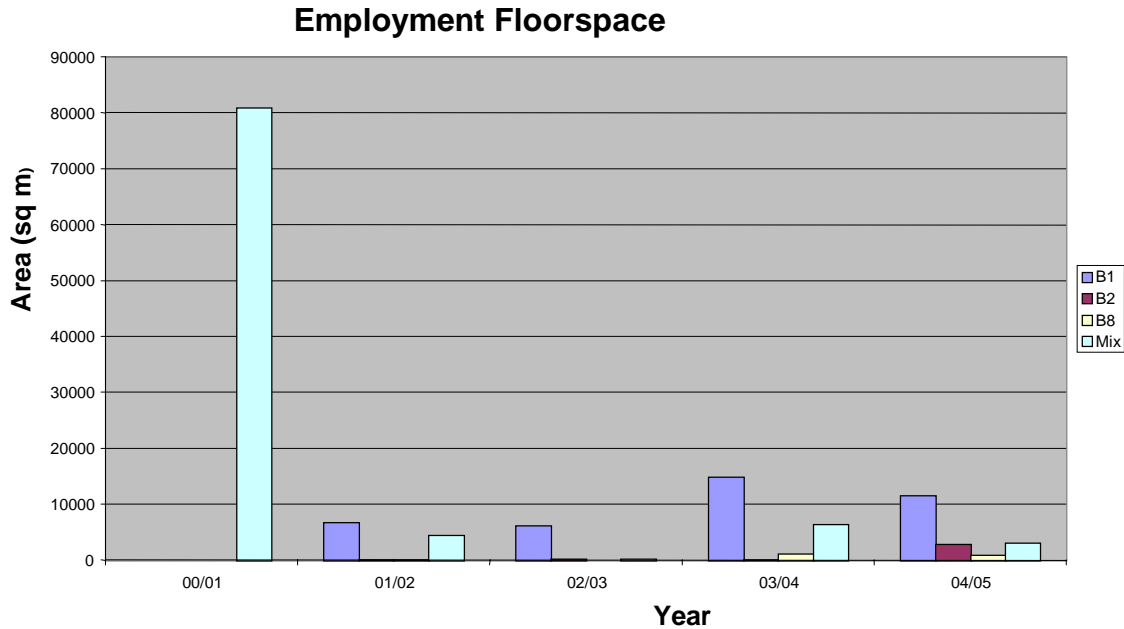
The key policies which have secured these objectives are:

Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Employment Policy 1 Employment Land	A27 Maintaining the supply of Employment Land on Industrial Sites	DS8 Strategic Employment Land Requirements
		DS9 Meeting the Strategic Employment Land Requirement
		DS10 Development Associated with the Central Technology Belt
	A35 Small scale new development for Rural Businesses within or around Settlements	DS13 Employment Development within or immediately adjacent to rural settlements
		DS15 Employment Development in the Open Countryside

Employment Floorspace (Core Output Indicators (1a))

Amount of floorspace developed for employment by type.
(Source West Midlands Regional Assembly)

Key Data



Analysis

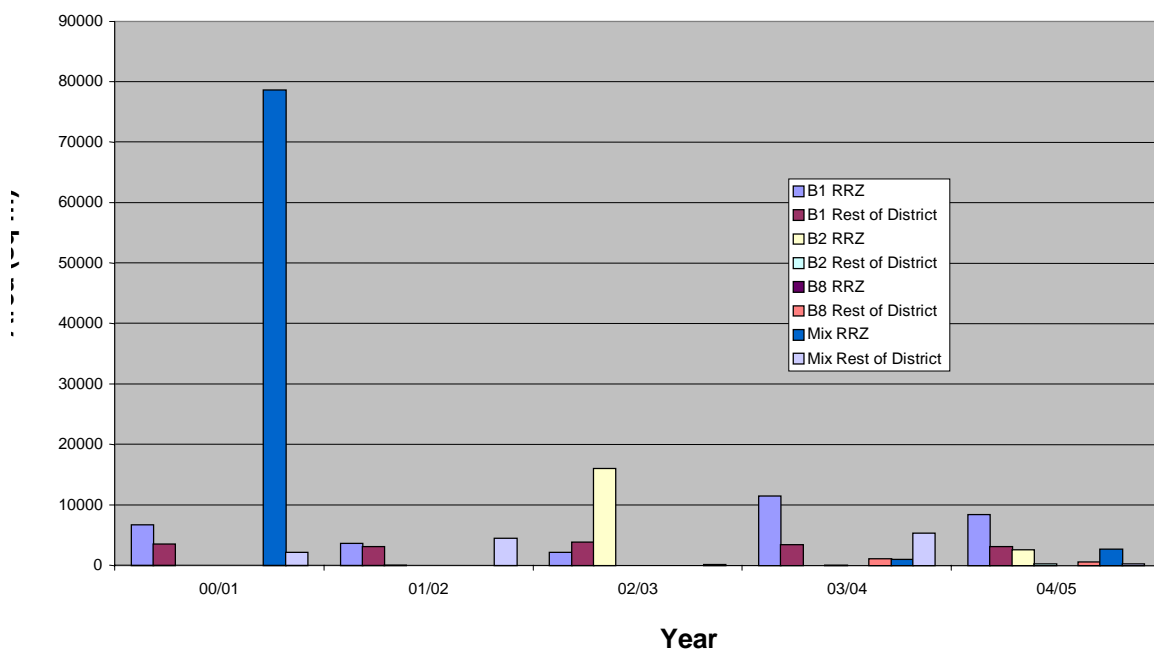
5.24 The majority of development completed is for B1 use class.

Employment Floorspace in Rural Regeneration Zone(Core Indicator (1b))

Amount of floorspace developed by employment by type in the RRZ and the Rest of the District (Source West Midlands Regional Assembly)

Key Data

Total Floorspace by Type Split between the Rural Regeneration Zone and the Rest of the District



Analysis

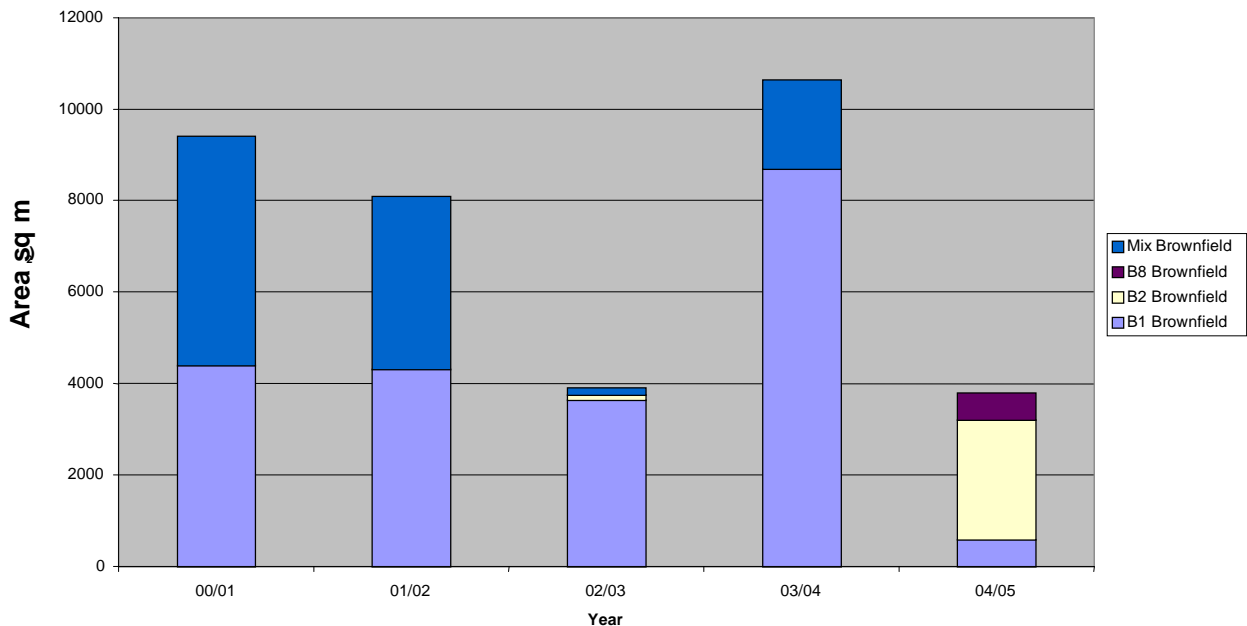
5.25 The Rural Regeneration Zone (RRZ) was designated by Advantage West Midlands and includes the wards of Tenbury, Kyre Vale, Valley of the Teme, Lindridge, Bayton and Mamble, Woodbury, Martley, Baldwin, Temeside which are in the north western part of the District and Malvern Wells, Chase and Link which are located within Malvern. The floorspace in the RRZ is dominated by the mixed use at Enigma Park in 2000-2001 as the ward of Malvern Link is categorised as part of the RRZ.

5.26 The rest of the District has seen a more even spread of B1 and mixed uses. It should be noted that the floor space statistics will not tally with the employment land completions as the former relates to space within buildings and the latter to gross site area.

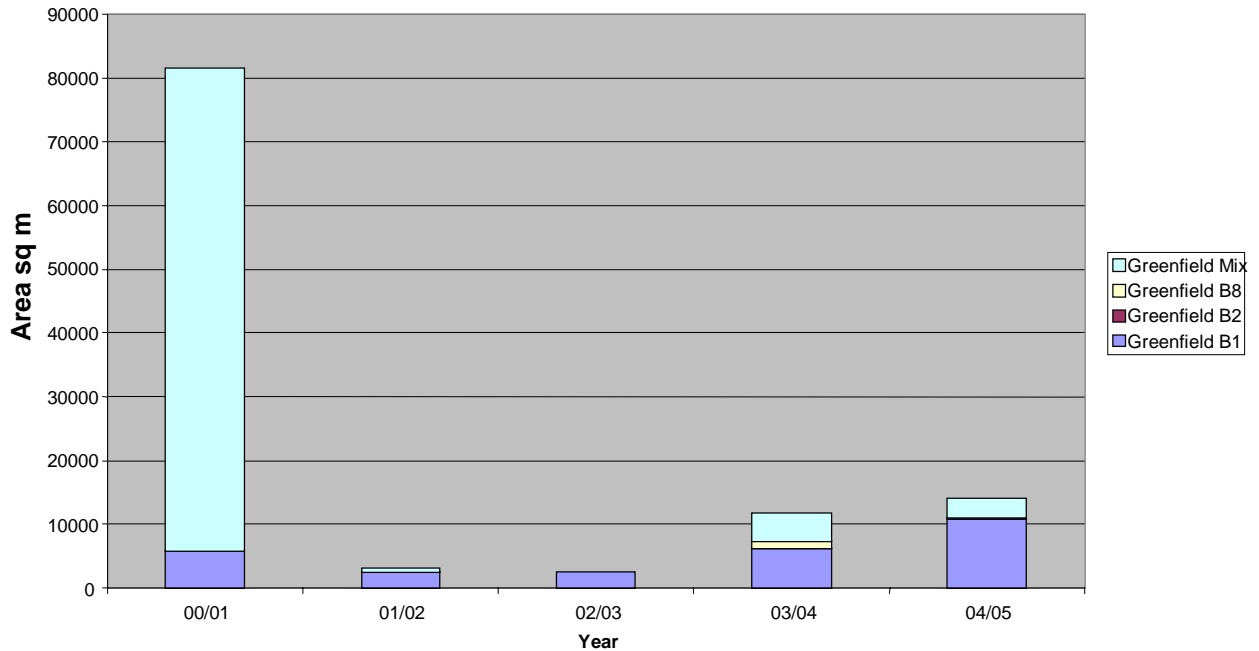
Use of Previously Developed Land for Employment (Core Indicator (1c)) Amount of floorspace by employment type, which is on previously developed land (Source West Midlands Regional Assembly)

Key Data

**Total Employment Floor Space by Type
(Brownfield Land)**



Completions by Type on Greenfield Land



Analysis

5.27 In the case of development on greenfield land in general terms, the majority has been B1 apart from a large amount of mixed use in 2000/2001 which saw the completion of 15 units on Enigma Business Park. However, the majority of these units are now in use at present as B1. This reflects the needs of the economic community as the results of the Annual Business Survey 2004 show that of those businesses seeking relocation the greatest demand was for office premises. Very little development has been in the B8 class. Completions on Blackmore Park may change this in the future as the site is allocated for B1, B2 and B8 uses.

Employment Land Availability(Core Output Indicator (1d))

*Amount of Employment Land Available by Type
(Source West Midlands Regional Assembly)*

Key Data

Employment Land Supply	Hectares
Employment Completions (1996-2005)	32.82
Employment Commitments (2005)	12.84
Rural Windfall Allowance	5.00
Employment Allocations for the following sites identified in the Second Deposit Local Plan	
Site E1 Blackmore Park Industrial Estate (Class B0)	2.38
Site E2 North Site Malvern (Class B1)	3.50
Site E3 Malvern Hills Science Park (Class B.1 (b))	1.10

Site 4 QinetiQ south (Class	4.30
Total Employment Land Supply 1996 – 2011	61.58
Worcestershire County Structure Plan Target	55.00
Employment Land Surplus	+6.58

Analysis

- 5.28 We are on target to meet our employment land requirements. Allocated/Committed Sites are those sites which have been identified in the adopted Local Plans covering the Malvern Hills District. Employment windfall sites are sites granted permission but have not been specifically identified or formally allocated for employment development within the Local Plan.
- 5.29 A detailed analysis of the components of the district's employment land supply can be found in Background Paper 3 Employment Land Provision produced May 2005. A copy is available to view at our Customer Service Centre or on our website www.malvern hills.gov.uk.
- 5.30 Future monitoring information will be obtained from the County Council's property service (Evolutive) which provides a comprehensive listing of available industrial and commercial properties in Worcestershire. The service provides a monthly up-date of property availability and enables an individual property search to be undertaken. However, detailed information on individual property transactions is currently not available in a comprehensive form. Inward investment enquiries relating to the district received via the Regional Development Agency (Advantage West Midlands) and Worcestershire County Council are registered on the Evolutive Property Enquiry System and our annual analysis of enquiries will include enquiries from these sources as well as direct to the Council.

Target

- 5.31 To meet the Structure Plan Target of providing 55 hectares of employment land within the district between 1996 and 2011.

We are on target to provide in excess of this target.

Loss of Employment Land (Core Output Indicator (1e))

Amount of Employment Lost in the Rural Regeneration Zone and the Rest of the District

(Source West Midlands Regional Assembly)

Loss of Employment Land to Residential Uses (Core Output Indicator (1f))

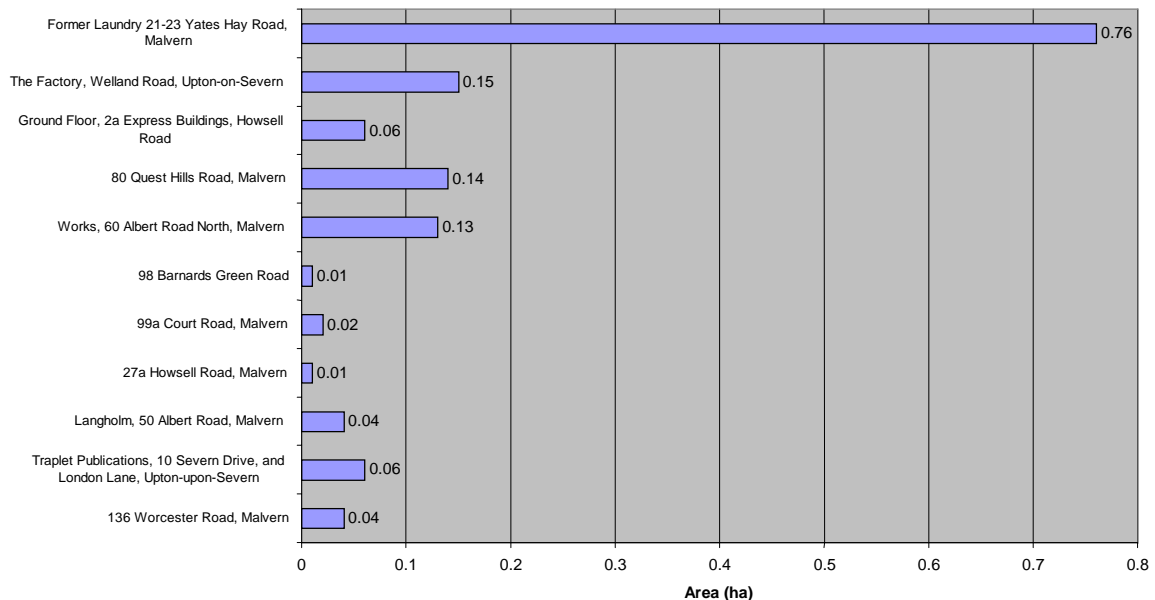
Amount of Employment Land lost to completed residential development

(Source West Midlands Regional Assembly)

Key Data

For the period 2004 – 2005, 0.03 hectares of employment land has been lost in the Rural Regeneration Zone to completed residential development and 1.38 hectares in the rest of the District. This compares with 7.6 hectares of completed employment land over the same period.

Amount of Employment Land lost to Residential Development



Analysis

5.32 Relatively small amounts of employment land have been lost to other uses (1.42 hectares). It should be noted that of the employment land lost to residential use, none of the employment land falls within the allocated employment land within the MHDLP. Most of the employment land lost (1.42 hectares) can be accounted for by conversion of buildings formerly used for offices to housing. The losses were in urban areas and have not resulted in a loss of rural employment land.

ECONOMIC PROSPERITY

Economic Prosperity Objectives

10. to sustain and enhance the vitality and viability of the District's town centres of Malvern, Upton upon Severn and Tenbury Wells and to protect shopping facilities located in district and local centres, together with those in rural areas;
11. to encourage sustainable tourist development which reconciles economic growth with the conservation of the environment;
12. to encourage sustainable tourist development which reconciles economic growth with the conservation of the environment.

Key Achievements

- ✓ we have a continued low vacancy rate of local shops (Local Indicator 6);
- ✓ our policies are encouraging change of use of existing buildings to employment uses, helping to meet our aims of rural diversification and the needs of local economy (Local Indicator 8).

The key policies which have secured these objectives are:

Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Shopping Policy 1 Shopping Hierarchy		EP9 Town and District Centres
Shopping Policy 2 Principal Shopping and Commercial Areas		EP17
Shopping Policy 3 Restrictions on Development within the Principal Shopping and Commercial Areas		EP10 Primary and Secondary Shopping Frontage
Shopping Policy 4 Primary Shopping Frontages	A32 Development within Town Centre Shopping and Commercial Areas	
Shopping Policy 5 Secondary Shopping	A33 Major Retail Developments	EP6 Re-use of Rural Buildings

Frontage		
Shopping Policy 6 Upper Floors	A38 Rural Tourism and Recreation Activities	EP7 Farm Diversification
Employment Policy 6 Re-use of Rural Buildings		
Employment Policy 7 New Build Development in the Open Countryside	A45 Diversification on Farms	EP13 Garden Centres and farm Shops
Employment Policy 9 Further means of Rural Diversification		EP14 Visitor Accommodation
Shopping Policy 11 Farm Shops		EP15 Static and touring Caravans, Chalets and Camping Sites
Shopping Policy 12 Farm Shops – Extensions to Existing Farm Shops		DS15 Employment in the Open Countryside
Tourism Policy 13 Farm Tourism		CN14 Recreation, Sport and Leisure Facilities

Retail, Office and Leisure Floorspace (Core Output Indicator (4a))

Amount of completed retail floorspace (A1), office (A2) and leisure (D2) (gross internal floorspace m²)

(Source West Midlands Regional Assembly).

Retail, Office and Leisure Floorspace in Town Centres (Core Output Indicator Core Output Indicator (4b))

Amount of completed retail, office and leisure (gross internal floorspace m²) in town centres

(Source West Midlands Regional Assembly)

Hotel Development (Local Indicator 6)

Amount of hotel development (Use Class C1) gross internal floorspace m²

(Source West Midlands Regional Return)

Hotel Development in Town Centres (Local Indicator 7)

Amount of hotel development (Use Class C1) gross internal floorspace m² in town centres (Source West Midlands Regional Return).

Key Data

Use Class	Total Gross Internal Floorspace m ² 2004 – 2005 with Planning Permission	
	District Wide	Town Centres
Retail (A1)	1,628	68
Office (A2)	0	0
Leisure (D2)	0	0
Hotel (C1)	5,931	68

Analysis

5.33 The West Midlands Regional Returns requires retail schemes of over 1,000m² to be identified. There were no schemes above this threshold for 2004-2005. The 1,628m² of retail floorspace relates to a new unit to accommodate Boots Unit 11 Roman Way, Malvern, a mezzanine floor at Matalan Unit 10 Roman Way, Malvern both of which have been completed and a change of use to A1 at 28-30 Belle Vue Terrace (68m²).

5.34 The 5,931 m² of hotel development comprises hotel and conference facilities, Townsend Way, Malvern and the provision of 8 additional letting rooms, Fountain Inn, Tenbury Wells and 7 bedrooms at Kyre Park House, Kyre, Tenbury Wells.

Vacant Retail Premises (Local Indicator 8)

*Percentage of vacant retail premises in Great Malvern
(Source: MHDLP Review)*

Key Data

No data exists for 2004 – 2005 as the Retail Survey was not undertaken due to time constraints arising from the Local Plan Inquiry. For 2003 – 2004, there was a 3% vacancy rate for Great Malvern.

Analysis and Interpretation

5.35 Great Malvern is the main service centre for the district and subsequently has the greatest number of units, in 2004 numbering 149, a figure that has remained fairly consistent during the previous five years. The percentage of charity shops and vacant units is greater than the other town centres, with vacancy levels remaining consistent at 5 units between 1999 and 2004. Future AMRs will outline information relating to other Town and District Centres.

Planning Approvals for Non-Retail Use in primary and secondary shopping frontages (Local Indicator 9)

*Number of applications approved for non-retail use in primary and secondary shopping frontages in Great Malvern Town Centre
(Source: MHDLP Review)*

Key Data

No applications have been approved for non-retail uses in the primary and secondary shopping frontage in Great Malvern Town Centre during 2004 – 2005.

Farm Diversification (Local Indicator 10)

*Number of diversification schemes supported.
(Source: MHDLP Review)*

Key Data

Farm diversification enterprises are varied and can include adding value through the processing and packaging of local produce and specialist foods or broadening agricultural activity through recreation and education facilities, tourism, farm shops and craft workshops. Farm diversification is defined as being ancillary to but fully integrated with, the existing farm enterprise. Change of use applications for farm buildings to B1/B8 uses not related to farm enterprise are not included within these statistics. 7 applications were approved for diversification schemes within the open countryside. Of these 1 application was approved in the Rural Regeneration Zone. The proposals included:

Diversification Use	Number
Farmshop	1
Holiday let/Student Accommodation	3
Workshops/exhibition space, café	1
Sales of Outdoor Play Equipment	1
Workshop and vehicle repairs	1

Analysis and Interpretation

- 5.36 A key point to note is that all the above applications related to a change of use of existing buildings. The farm diversification policies are not only providing new opportunities for local employment but are working towards sustainable development by making the best use of existing land and buildings.

QUALITY OF LIFE

- Quality of Life Objectives from the MHDLP**
- 15. enhance biodiversity and protect from damaging development and land use activity, important environmental, landscape, townscape and historic features and characteristics.
 - 16. ensure the integration of development within the landscape in order to protect and enhance essential landscape characteristics and features.
 - 17. encourage the design of new development to be of a high quality which respects and enhances local character and distinctiveness.
 - 18. protect and expand amenity areas and open spaces, and access to them, in both town and country.
 - 19. minimise the pollution of air, water and land.

Key Achievements

- ✓ we have protected all of our defined open spaces identified through emerging MHDLP Policies CN13 and QL2 from development (Local Indicator 11);
- ✓ no applications have resulted in a loss of a scheduled ancient monument or a listed building (Local Indicator 12).

The key policies which have secured these objectives are:

Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Nature Conservation 1 – 6 Wildlife Sites and Habitats	A3-A8 Wildlife Sites and Habitats	QL1 Design of new Development
Environment Policy 4 – 5 Renewable Energy	A22 Ancient Monuments and Archaeological Sites	QL2 Protection and Enhancement of Greenspace in and Adjacent to Malvern
Housing Policy 17 Residential Standards	A25 Protection of Open Areas or Green Spaces	QL14 Scheduled Ancient Monuments and other Archaeological Sites
Employment Policy 4 Design Standards on	A46 Renewable Energy	QL16-20 Protected Wildlife Sites

Industrial Estates		
		QL30 Renewable Energy
		CN13 Protection of Open Space, Sport and Recreational Facilities

Biodiversity (Core Output Indicator 8)

Change in areas and populations of biodiversity importance, including:

- *Change in priority habitats and species (by type);*
- *Changes in areas designated for their intrinsic environmental value including sites of international, national regional or sub regional significance*

Key Data

There has been no change in areas of priority habitats or populations of priority species.

Sites of Special Scientific Interest (SSSI) Malvern Hills District

Percentage	Condition
46.84%	favourable
5.21%	unfavourable – declining
3.08%	unfavourable –no change
44.87%	unfavourable Recovering

* source English Nature SSSI condition Report 2004

Definitions

Adverse condition

If a SSSI unit is currently assessed as being in unfavourable no change, unfavourable declining, part destroyed or destroyed condition, it is described as being in adverse condition and is not meeting the PSA target.

Condition

The condition of the SSSI land in England is assessed by English Nature, using categories agreed across England, Scotland, Wales, and Northern Ireland through the Joint Nature Conservation Committee. There are six reportable condition categories: favourable; unfavourable recovering; unfavourable no change; unfavourable declining; part destroyed and destroyed.

Favourable

Favourable condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites.

Unfavourable declining

This means that the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. The site condition is becoming progressively worse.

Unfavourable no change

This means the special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to the site management or external pressures. The longer the SSSI unit remains in this poor condition, the more difficult it will be, in general, to achieve recovery.

Unfavourable recovering

Unfavourable recovering condition is often known simply as 'recovering'. SSSI units are not yet fully conserved but all the necessary management measures are in place. Provided that the recovery work is sustained, the SSSI will reach favourable condition in time.

In many cases, restoration takes time. Woodland that has been neglected for 50 years will take several years to bring back into a working coppice cycle. A drained peat bog might need 15-20 years to restore a reasonable coverage of sphagnum.

Target

- 5.37 The Government has set a public service agreement target that 95% of SSSI land by area should be in a favourable condition by 2010

Analysis

- 5.38 Malvern Hills District has 1,119 ha of SSSI. MHDLP Review Policy QL16 provides protection for SSSIs. Proposals will be subject to special scrutiny. Proposals will not be considered unless the full impact of the scheme can be assessed.

Renewable Energy (Core Output Indicator 11)*Renewable energy capacity installed by type.***Local Indicator 11***The number and type of renewable energy schemes approved or refused.***Key Data**

No major renewable energy schemes have been approved for the period 1st April 2004 – 31st March 2005.

4 applications have been approved for small-scale renewable energy schemes.

Planning Applications involving Renewable Energy Schemes 2004-2005

Application Number	Proposal	Status
05/01147/LBC	Installation of solar water heating collectors	Refused Appeal Withdrawn
04/00772/FUL	Wind Turbine	Refused
04/00652/FUL	Wind Turbine	Refused
05/00064/FUL	Installation of solar water heating collectors	Approved
04/01881/FUL	Renewable energy unit supplying power to poultry houses, ancillary buildings and storage building	Approved
04/00363/FUL	Erection of photovoltaic panels (resubmission of 03/01629/FUL)	Approved
03/01926/FUL	A watermill producing renewable electricity and a room to support Hotel's existing services	Approved

Analysis

5.39 The two wind turbines refused were parts of applications including other proposed uses. The applications were refused on the grounds of visual amenity. The majority of applications received are for solar panels to domestic properties.

Open Space Managed to Green Flag Standard (Core Indicator (4c))*Amount of eligible open spaces managed to Green Flag Award Standard (Source West Midlands Regional Assembly)***Key Data**

There are currently no open spaces managed to Green Flag Award Standard by the Council's Leisure Services in the Malvern Hills District, although St Wulstans Local Nature Reserve at Malvern Wells is managed to a standard

comparable with Green Flag status. The Worcestershire Green Spaces and Communities Partnership through the Liveability Fund Pilot Scheme are currently undertaking an examination of open spaces and standards. The Partnership is committed to the improvement of public open spaces across the county through improved service delivery, benchmarking, design, quality standards and promoting community action and involvement (Partnership Vision).

The Partnership comprises 9 organisations working as part of the Liveability Fund Pilot Scheme to achieve this vision.

We have two areas of green space identified within the Project for improvement:

1. St Wulstans Local Nature Reserve
2. British Camp, Old Hills

Protected Open Space and Green Space (Local Indicator 12)

Amount of protected open space or green space under emerging MHDLP Policies CN13 and QL2 lost to other forms of development

Key Data

No applications have been approved which resulted in a loss of open space or green space in 2004 – 2005.

Analysis

5.40 We have produced two studies to identify important open spaces which should be protected from development. These are:

- Open Space in Malvern, Tenbury and Upton (January 2004); and
- Malvern Urban Greenspace Study (May 2003).

5.41 We are also planning an open space audit. Details are outlined in Section 4 of this document and within the revised Local Development Scheme 2005 – 2008.

Design Statements (Local Indicator 13)

The number of design statements submitted with planning applications.

Key Data

This has been difficult to assess, as there is currently no mechanism to record the data. However, no formal statements have been received within the period 2004 – 2005.

Emerging MHDLP Policy QL1 (Design in New Development) requires the submission of design statements. Upon adoption of the merging Local Plan in July 2006, this policy will come into force and monitoring will reveal the level

of design statements submitted. With the increased emphasis on the importance of good design (Government guidance PPS 1), it will be important to plot the trend in the number of design statements received and to assess their impact. The submission of design statements could be considered as part of improved guidance related to essential tests for submission of valid applications.

Scheduled Ancient Monuments and Listed Buildings (Local Indicator 14)
Number of developments resulting in the loss or destruction of a scheduled Ancient Monument or Listed Building.

Key Data

No applications were approved which resulted in the loss or destruction of a scheduled ancient monument or listed building.

SUSTAINABLE TRANSPORT

Sustainable Transport Objectives from MHDLP Review

- 13 Seek a more sustainable and balanced transport system based upon reduced dependence on the private car and increased emphasis on public transport, community transport, cycling and walking.
- 14 Improve the levels of accessibility within and to the District via sustainable modes of transport.

Key Achievements

- ✓ the majority of non-residential development complies with defined parking standard (Core Output Indicator 3a);
- ✓ 65% of development approved is within 30 minutes public transport time of a key service (Core Output Indicator 3b).

The key policies which have secured these objectives are:

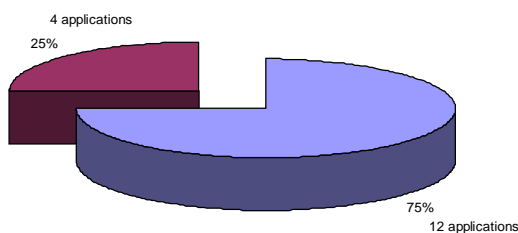
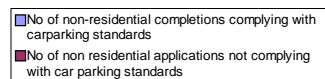
Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Transport Policy 1,2, 6, and 8 Public Transport, Cycling and Parking	A71-A78 Parking	ST2 Public Transport, Walking and Cycling

Carparking Standards for Non-Residential Uses (Core Output Indicator (3a))

Amount of completed non-residential development within Use Class Order A, B and D complying with car-parking standards set out in the local development framework (Source West Midlands Regional Assembly)

Key Data

Percentage of Non Residential Applications complying with Car Parking Standards above PPG13 Thresholds 2004 - 2005



Car Parking Standards

B1 1 space per 30m² (PPG13 standards)
 B2 1 car space per 25 m² up to 250m²
 Over 250m², 1 additional space per 50 m²
 1 Lorry space per 250m²
 B8 1 space per 250m²
 1 Lorry space per 200m² (min 1 space)
 B2 and B8 standards as set out in Malvern Hills Adopted Local Plan.

Analysis

5.42 In the absence of incomplete parking information, we have assessed the number of applications complying with parking standards which are above the thresholds set out in PPG13. 75% of non-residential applications complied with car-parking standards set out in the Malvern Hills District Adopted Local Plan Of the applications which did not comply with standards, 3 applications were associated with development proposals on existing business parks within Malvern.

Accessibility of New Development (Core Output Indicator 3(b))

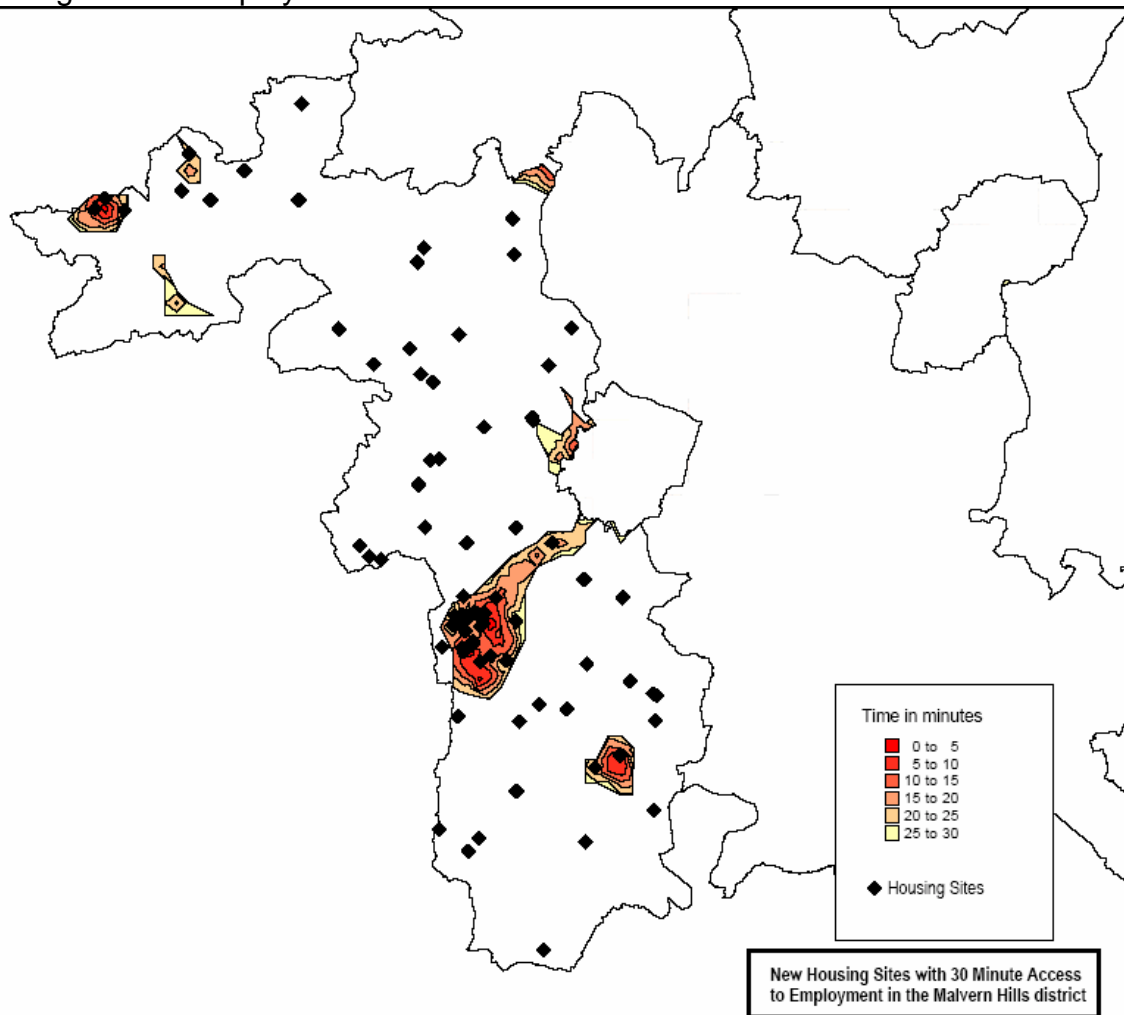
Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s) (Source West Midlands Regional Assembly).

5.43 Data obtained from the County Councils Accession database indicates:

- 64% of new residential development completed in 2004/ 2005 was within 30 minutes public transport time of a secondary school
- 61% of new residential development completed in 2004/ 2005 was within 30 minutes public transport time of a hospital. For the purposes of monitoring Tenbury and Malvern Community hospitals were used as these both have outpatients departments.
- 79% of new residential development completed in 2004/ 2005 was within 30 minutes public transport time of a GP surgery.
- 57% of new residential development completed in 2004/ 2005 was within 30 minutes public transport time of employment.

5.44 Employment concentrations are illustrated on the map below. They are 'super output areas' of 500 jobs or more as defined by Nomis (Official Labour Market Statistics). They do not however include small rural industrial estates such as Martley and Hallow Business Park which are also sources of rural employment.

New Housing Sites within the Malvern Hills District within 30 minutes access to Large-Scale Employment



Cycle Routes (Local Indicator 15)

Number of applications which extend or provide cycle routes (Source MHDLP Review).

Key Data

No applications have been secured to extend or provide cycle routes during 2004-2005.

Analysis

5.45 Although no applications have been secured for the period 2004 – 2005, cycle provision has been secured for the period 2005 – 2006 and will be reported in a future AMR.

COMMUNITY NEEDS

Community Needs Objectives from MHDLP Review

- 20 Work towards a better balance between housing, employment, social and community facilities within settlements.
- 21 Resist the loss of community, social and leisure facilities and of open space unless there are proposals for appropriate alternative provision.
- 22 Meet the needs of the local community and pay regard to the needs of specialist groups such as the elderly and the disabled, measures for crime prevention and ancillary requirements such as parking provision and open space.
- 23 Seek to reduce crime, the fear of crime and anti-social behaviour by introducing crime prevention as a material consideration into the land-use and development planning process.
- 24 Ensure that appropriate community infrastructure is secured with new developments.

Key Achievements

- ✓ our policies has resulted in the loss of no community facilities;
- ✓ we have approved applications for 8 new community facilities

The key policies which have secured these objectives are:

Malvern Hills Adopted Local Plan	Leominster District Local Plan – Tenbury Area	Emerging MHDLP
Environment Policy 1 Location of Development	A62 Proposals Resulting in the Loss of Open Space	CN15 –17 Provision and Protection of Shopping Facilities and Community Facilities
Housing Policy 2 Development in Main Towns	A38 Rural Tourism and Recreation Activities	DS18 Planning Obligations
Implementation Policy 3 Planning Gain and Obligations	A32 Development within Town Centre Shopping and Commercial Areas	

Shopping Policy 9 –10 Shopping Provision and Protection		
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Loss of Community Facilities (Local Indicator 16)

*Number of community facilities lost to other forms of development as outlined in emerging MHDLP Policy CN17.
(Source MHDLP Review)*

Key Data

No applications have been approved which resulted in a loss of community facilities.

Community Facilities Permitted (Local Indicator 17)

*Number of new community facilities permitted as outlined in emerging MHDLP Policy CN16.
(Source MHDLP Review)*

Key Data

The definition of community facilities for this indicator includes youth centres, doctor's surgeries, places of worship, community centres, village halls and meeting rooms, local sport and leisure facilities and schools and day nurseries.

6 applications have been approved resulting in the provision of new community facilities. The facilities permitted include: 3 approvals for day nurseries, and 3 outdoor sport/leisure facilities.

Community Infrastructure (Local Indicator 18)

*Number of applications with community infrastructure secured.
(Source MHDLP Review)*

Key Data

Four Section 106 agreements have been agreed during 2004-2005. These relate to 2 agreements to secure education contributions and 2 for Green Travel Plans.

Note:

Worcestershire County Council undertakes monitoring on waste and minerals (Core Output Indicators 5a,5b,6a and 6b).

SECTION 6 ASSESSING OUR PLANNING POLICIES

- 6.1 For this Annual Monitoring Report 2004 – 2005 and the subsequent report for 2005 – 2006, the policy monitoring will be based on an analysis of the Malvern Hills District Local Plan Adopted January 1998 and the Leominster Local Plan (Tenbury Area) March 1999. The monitoring report for 2006 – 2007 will be based on the policies contained in the Malvern Hills District Local Plan Review following its adoption in July 2006.
- 6.2 The West Midlands Regional Spatial Strategy forms part of the development plan for the Malvern Hills District. The West Midlands Regional Assembly will undertake monitoring of this document. It will produce an Annual Monitoring Report which will be publicly available. We contribute towards monitoring this document through the submission of Regional Returns on Housing, Leisure, Hotel and Retail Development.
- 6.3 We will monitor Development Plan Documents by monitoring development plan policies, appeal decisions and through regular meetings between Development Plans and Development Control Team. Requests are already made for a policy input from the Development Plans Team on specific applications.
- 6.4 For 2004-2005, 45% of major applications were decided within 13 weeks, 54% of minor applications in 8 weeks and 72% other applications in 8 weeks. Appendix 1 contains a full analysis of the policies contained in the Malvern Hills District Local Plan Adopted January 1998 and the Leominster Local Plan (Tenbury Area) March 1999 used in determining planning applications for the period 2004/2005. The replacement emerging MHDLP policy is also identified together with its relationship to any core output or local indicators identified in Section 4.
- 6.5 It is important that each Local Development Document has its own monitoring indicators. This will enable us to evaluate whether the document is achieving its objectives and whether a review of the policy or the document is required.

Key Findings:

- due to changes in the local authority administrative boundary, policies relating to Bromyard and Ledbury and Recreation Policy 10 Hereford and Gloucester Canal contained in the Adopted Malvern Hills District Local Plan are no longer applicable to the district. The Herefordshire Unitary Development Plan now covers these areas;
- Employment Policy 1, Housing Policy 1 (Malvern Hills District Local Plan Adopted Jan 1998) and A47 (Leominster Local Plan) contain targets for development which have been updated through the Worcestershire

County Structure Plan. Revised employment and housing requirements are outlined in the emerging MHDLP Policies DS8 and DS4;

- whilst not all policies have been used during this reporting period to assess planning applications, no policies have been identified as failing to provide a robust framework for policy making.

Monitoring Appeal Decisions

- 6.6 Why do we monitor appeal decisions? It allows us to trigger a review of any policies which are consistently given no weight in decision making or are no longer relevant due to updated national or regional guidance or policies. Any changes to policies can be addressed as part of our proposed General Development Control Policies Development Plan Document outlined in our Local Development Scheme.
- 6.7 62 appeals were lodged in the period 1st April 2004 – 31st March 2005. Of these 34 were dismissed, 17 allowed, 2 withdrawn and 9 are undetermined.
- 6.8 Monitoring appeal decisions has highlighted two key issues:
- there are no major problems with our policies. In all but one case, decisions were made on an alternative interpretation of the Plan policies or regional or county guidance rather than a failure of the policy. Conservation Policy 18 contained in the Adopted Malvern Hills Local Plan was the only policy that was questioned. The Inspector considered that the requirement to share a mast was inconsistent with advice contained in PPG 8 Telecommunications. The reference to mast sharing is not incorporated in emerging MHDLP Review Policy QL6 Telecommunications. This however, has been objected to through the 2005 Public Local Inquiry.
 - to date, Inspectors have placed little weight on the emerging MHDLP review policies. Two appeal references indicated that this was on the basis that insufficient information was provided on the level of support/objection to a particular policy. If such information had been available, the Inspector may have given consideration to the weight the Policy in making a decision.
- 6.9 In response to this, a policy weighting paper has been prepared which outlines the weight to be placed on each MHDLP Review policy based on the level and nature of objections received as part of the review process. This can be used by Development Control Officers when applying policies to planning application decisions and by the Inspector in determining the weight to be given to emerging policies.
- 6.10 A copy of the MHDLP policy weighting paper can be found at appendix 2 but in summary it works as follows:

Green coded policies – have the greatest weight and there are no or very minor objections relating to the wording of a particular criteria rather than the principle of the policy and can be relied upon in the decision making process;

Amber coded policies – these policies need to be treated with greater caution as they have received objections to the specific wording of the policy and specific advice needs to be sought on the nature of the objection;

Red coded policies – these policies should not be referred to in the decision making process as they have received objection to the principle of the policy;

Purple coded policies – objections relate to site specific policies which need to be considered in isolation; and

Yellow coded policies – relate purely to Policy CN2 (Affordable Housing). Whilst objections to the policies exist, the Council does have an adopted SPD on Affordable Housing.

- 6.11 The Office of the Deputy Prime Minister (ODPM) introduced a new Best Value Performance Indicator relating to appeals in 2004/2005. This requires Planning Authorities to produce figures summarising the number of planning appeal decisions allowed against the authority's decision to refuse a planning application, as a percentage of the total number of planning appeals against refusals of planning applications. We are currently looking at a mechanism for reporting and reviewing appeals on an annual basis. The information gained from this process will be used to feed into the AMR.

SECTION 7 THE LOCAL PLAN REVIEW PERFORMANCE

KEY FACTS AND FIGURES

7.1 Key Issues Consultation June 2001

This included 400 organisations. Local surgeries held in 7 locations attended by 363 people with 532 comments. Analysis of the Key Issues generated a further 227 responses and 2378 comments. Parish and Town Council Feedback Seminar held in October 2001.

7.2 First Deposit Consultation 16th January - 27th February 2004

Total number of representations	1621
No of objections	809
No of supporting representations	624
No of withdrawn	188

7.3 Revised Deposit Consultation 29th October – 10th December 2004

Total number of representations	1062
No of objections	300
No of supporting representations	752
No of withdrawn	11

7.4 Public Local Inquiry

The Public Local Inquiry into the Malvern Hills District Local Plan Review opened on 24th May 2005 and closed on 6th September 2005. The Inquiry was held over 29 sitting days. The high level of supporting representations should be noted.

Total number of representations	2683
No of objections	1304
No of supporting representations	1385
No of withdrawn	194
No of outstanding objections considered at the Inquiry	1110

7.5 Parish and Town Council Representations

No of Parish/Town Council Representations	24
No of objections made by Parish and Town Councils	80
No of supporting representations made	219

7.6 How the objections were dealt with

No of objections dealt with by original representations	681
No of written representations	215
No dealt with by a Round table Session	59
No of objections dealt with by an informal hearing	120
No of objections dealt with by formal hearings	34
Omission Site Representations Received	565

ASSESSING OUR PERFORMANCE

7.7 Following the close of the Public Local Inquiry, we undertook a Customer Survey of all individuals/organisations who were involved in the Local Plan Review process. We had a response rate of 50%.

7.8 A detailed analysis of the results is set out at Appendix 2. The key findings have been used to identify an Improvement Plan outlined below:

Improvement Plan

General

7.9 The majority of comments raised in the Survey related to the presentation and availability of information to support the Public Local Inquiry. Many of these issues are addressed through our commitment to communicate clearly set out in the Council's Statement of Community Involvement - Submission Document October 2005 (page 13). This is to:

- state why we need your views;
- write all documents in a straight forward way, avoid jargon and explain technical terms (Question 4);
- use large or special fonts or audio if necessary/requested;
- prepare non-English versions of Local Development Framework documents if necessary/requested;
- use an appropriate balance of traditional consultation mechanisms and new technology so that those without access to the internet are not prejudiced (Question 2b);
- hold any public events and locations for viewing documents as close as possible to were those most effected live or work.

7.10 A database has been set up to inform individual's/organisations of the progress of the Local Development Framework and extensive consultation will be undertaken in the production of planning documents identified in our Local Development Scheme.

Specific

7.11 A number of comments raised were directly related to improving the Inquiry procedures. Improvements include:

- Council's website – we are currently reviewing our website to improve it and make it easier to find information. This will address comments raised through question 2b);
- co-ordination between development plans and development control. This will be addressed through regular briefing meetings held at key stages of the Local Development Document preparation as outlined in our Local Development Scheme.
- customer service centre – we will undertake regular briefing meetings with customer service centre staff at key stages to enable them to deal with enquiries from the Public.
- summaries and jargon busters – as outlined above we will produce summaries and include jargon busters to aid understanding and readability of documents (question 4).
- availability of background papers – we will ensure that in future consultation, the availability and location of background documents is clearly outlined together with their relevance to the process (question 8).

SECTION 8 FUTURE MONITORING

- 8.1 This years AMR has relied heavily upon existing sources of monitoring information such as the Council Plan, and the Housing and Employment Land Availability Monitoring Statements. We recognise that we currently have a number of gaps in our monitoring information which has prevented us from assessing all of relevant Plan policies and indicators required by the Office Deputy Prime Minister (ODPM).
- 8.2 To address these gaps, will involve seeking alternative methods of data collection and monitoring systems which may/will need addressing on a corporate basis. The actions we intend to do to prepare for next years AMR (2005 – 2006) are set out below. The Council sections which are most likely to hold the required data sources or expertise to help us meet our monitoring requirements are also identified:

1. ACTIONS	PARTNERS
➤ <i>review the Government's proposed standard planning application form to ensure that it allows us to collect relevant monitoring information, particularly with regard to the collection of parking information.</i>	Development Control
➤ <i>review our information technology system (Uniform) to ensure that data can be extracted in a meaningful way and in a way which will inform our planning strategies as a whole.</i>	Development Plans, Development Control and ICT
➤ <i>review the monitoring requirements of the ODPM Employment Land Review Guidance Note. This will include monitoring the supply of employment land against the demand.</i>	Economic Development and Development Plans
➤ <i>undertake an assessment of changes and trends in the availability of employment land and premises within the District over the period since April 2005. With the assistance of local land and property agents with whom we have a good relationship, it will draw upon available information to compile data on property prices and rents by property type. In addition, from 2006, a joint annual survey of all allocated employment sites in the district will be undertaken in accordance with Annex E of the Employment Land Review.</i>	Economic Development
➤ <i>establish a corporate database to record Section 106 contributions which will be used to support the</i>	Legal and Development

developer contributions and open space SPDs.

Control

- *review process and information collected on affordable housing.*

Housing and
Development
Plans

SECTION 9 DATA SOURCES AND USEFUL INFORMATION

- Appeal Decision Monitoring;
- Be Inspired – An Economic Development Strategy for the Malvern Hills: Economic Development;
- Census 2001;
- DETR Regional Returns;
- Draft Housing Strategy;
- Employment Land Availability Database: Development Plans;
- Housing Land Availability Monitor 2005;
- Leominster (Tenbury Area) Local Plan;
- Local Development Framework Monitoring: A Good Practice Guidance (ODPM) see Office of the Deputy Prime Minister website www.odpm.gov.uk;
- Nomis – Official labour market statistics www.nomisweb.co.uk
- Malvern Hills District Local Plan Adopted Plan January 1998;
- Malvern Hills District Local Plan Review Revised Deposit October 2004;
- Malvern Hills District Local Plan Review Background Paper 1: District Strategy www.malvern hills.gov.uk
- Malvern Hills District Local Plan Review Background Paper 2: Housing Provision www.malvern hills.gov.uk
- Malvern Hills District Local Plan Review Background Paper 3: Employment Land Provision www.malvern hills.gov.uk
- Malvern Hills District Council Retail Survey 2004;
- Planning information from the Council's data and property database (Uniform);
- Planning Policy Statement 12 Local Development Frameworks (ODPM);
- The Council Plan 2005;
- Worcestershire Interim Economic Assessment 2004 –2005;
- Worcestershire County Council Accession Database;

- Worcestershire County Council Employment Information
www.worcestershire.gov.uk
- Worcestershire Local Transport Plan www.worcestershire.gov.uk

USEFUL INFORMATION

Further details on our Local Development Framework, including the Annual Monitoring Report, Local Development Scheme and Statement of Community Involvement can be found on our website: www.malvern hills.gov.uk.

Paper copies are available from:

Malvern Customer Service Centre
The Library
Graham Road
Malvern

Monday – Friday 9.00am – 5.30pm

**APPENDIX 1 ASSESSMENT OF ALL LOCAL PLAN POLICIES USED IN DETERMINING PLANNING APPLICATION
(APRIL 2004 – MARCH 2005)**

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Malvern Hills District Local Plan Adopted Plan January 1998			
Environment			
Environment Policy 1 Location of Development	1 application refused using this policy. The proposal was contrary to the aims of minimising car borne travel as advocated by PPS1, PP3, PPS6 and PPG13.	DS1, DS3	Local Indicator 1
Environment Policy 2 Energy Conservation in Buildings	1 application refused.	QL1	
Environment Policy 3 Environmental Assessment	No applications were received during this reporting period which required an Environmental Assessment.	DS3 (para. 2.3.8)	
Environment Policy 4 Renewable Energy	No major applications for renewable energy proposals were received during this reporting period. 1 application approved for photo voltaic panels, 2 applications refused for wind turbines associated with private properties.	QL30	Core Output Indicator 9 Local Indicator 11
Environment Policy 5 Wind Energy – Planning Application Requirements	2 refused for wind turbines associated with private properties on the basis of visual impact.	QL30	Core Output Indicator 9 Local Indicator 11
Environment Policy 6 External Lighting Details	2 applications approved.	DS3, QL26	
Environment Policy 7 Overhead Lines and Cables	2 applications approved.	DS3	
Environment Policy 8 Development Near Sewage	This policy was not applied to the consideration of any application received during this reporting period.	QL26, DS3 (para 2.3.6)	

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Treatment Works			
Environment Policy 9 Flood Defence	No applications were approved contrary to the advice of the Environment Agency. 11 applications approved. 2 applications refused for holiday chalets.	DS16	Core Output Indicator 7
Environment Policy 10 Protection of Ground water Supplies	1 application approved, 2 refused.	QL25,QL27	Core Output Indicator 7
Environment Policy 11 Water Pollution Prevention	3 applications approved, 2 refused.	QL27,QL28	Core Output Indicator 7
Environment Policy 12 Disposal of Foul Sewage, Trade Effluent and Surface Water Drainage	5 applications approved, 2 refused.	QL25, QL1	Core Output Indicator 7
Environment Policy 13 Water Resources	This policy was not applied to the consideration of any application received during this reporting period.		
Employment			
Employment Policy 1 Employment Land	<p>Malvern Hills District Local Plan Review Policy DS8 Meeting the Strategic Employment Land Requirement sets out the up to date employment land requirements which accords with the Worcestershire County Structure Plan Adopted July 2001.</p> <p>The policy is still applicable to the consideration of applications and 2 applications have been approved subject to this policy.</p>	DS8, DS9, DS7	Core Output Indicator 1d

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Employment Policy 2 The Retention of Existing Industrial land	Total land lost to other uses equates to 1.42 ha. 9 applications have been approved citing this policy. 4 applications have been refused.	EP1	Core Output Indicators 1(e) and 1(f)
Employment Policy 3 Small Scale Enterprises	7 applications have been approved for small scale enterprises. 4 refusals on the basis of site specific issues.	EP2	Local Indicator 11
Employment Policy 4 Design Standards on Industrial Estates	12 applications approved. Increased emphasis has been placed on good design in PPS1. The emerging MHDLP Review Plan policies continue the theme of this policy.	EP4, QL1	Local Indicator 12
Employment Policy 5 Retail Uses in Industrial Areas	1 application refused on the basis of the loss of an industrial unit, non sustainable location and impact on town centre vitality.	EP9	Core Output Indicator 4a
Employment Policy 6 Re-use of Rural Buildings	11 applications approved, 3 refused. 9 of the approved applications relate to change of use of rural buildings for employment uses. This is in accordance with Government guidance outlined in PPS7 and emerging MHDLP Review Policy EP6. 1 application was for a live/work unit.	EP6	Core Output Indicator 1d Local Indicator 2, 10
Employment Policy 7 New Build Employment in the Open Countryside	1 application approved citing this policy. This application was for 2 B1 workshop units in replacement of offices and oil storage tanks. This approval works towards meeting our objective of helping rural diversity.	DS15	Core Output Indicator 1d Local Indicator 2, 10
Employment Policy 8 Special Industries	This policy was not applied to the consideration of any application received during this reporting period.	DS3	Core Output Indicator 1d

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Employment Policy 9 Further Means of Rural Diversification	This policy was not applied to the consideration of any application received during this reporting period.	EP7, EP14, EP15, CN14	Core Output Indicator 1d Local Indicator 2, 10
Employment Policy 10 Expansion on Industrial Sites	10 applications approved, 3 refusals. The refusals relate to applications for variations in time and parking conditions. While expansion of industrial sites is supported in principle, this needs to be balanced against the impact on residential amenity.	EP2	
Employment Policy 11 Redevelopment of Existing industrial Estates	1 application approved, 1 application refused.	EP2, EP1	
Employment Policy 12 B1 Office Development	4 applications approved.	EP3	Core Output Indicator 1a, 1b, 1d
Employment Policy 13 B1 Office Development in Shopping Areas	This policy was not applied to the consideration of any application received during this reporting period.	EP10, EP12	Core Output Indicator 1a, 1b, 1d
Employment Policy 14 Home-Based Businesses	6 applications approved.	EP5	
Housing			
Housing Policy 1 Land for New Housing Development	Malvern Hills District Local Plan Review Policy DS5 Meeting the Strategic Housing Land Requirement sets out the up to date housing requirements in accordance with the Worcestershire County Structure Plan Adopted July 2001. 3 applications approved.	DS4, DS1	Core Output Indicator 2a Local Indicator 1

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Housing Policy 2 Development in Main Towns	10 applications approved, 3 refused.	DS5, DS1	Local Indicator 1
Housing Policy 3 Settlement Boundaries	66 applications approved for development within defined settlement boundaries. 38 applications refused on the basis of the design or site specific issues or that the development did not form one of the exceptions for housing identified in Housing Policy 4.	DS1, DS5, DS11, DS12b	Core Output Indicator 2b Local Indicator 1
Housing Policy 4 Development in the Countryside	55 applications were approved. 33 applications were refused	DS14, CN8, CN4, CN3, CN9, EP6	Local Indicator 1
Housing Policy 5 Dwellings for Agricultural and Forestry Workers	7 applications approved, 4 refusals.	CN4	Local Indicator 1
Housing Policy 6 Agricultural Dwellings Associated with new Enterprises	1 application refused.	CN4	
Housing Policy 7 Siting and Design of Agricultural Dwellings	3 applications approved, 2 refused.	CN4	
Housing Policy 8 Application of Agricultural Occupancy Conditions	4 approvals. This figure does not correspond to the figure outlined under Housing Policy 5 as this included three application for the retention of mobile homes as agricultural dwellings.	CN4/CN5	
Housing Policy 9 Caravans and Mobile Homes Associated	2 applications approved.	CN4 (PARA 6.3.2)	Local Indicator 1

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
with Agricultural and Forestry Dwellings			
Housing Policy 10 Removal of Agricultural Occupancy Conditions	This policy was not applied to the consideration of any application received during this reporting period.	CN5	
Housing Policy 11 Affordable Housing for Local People in Rural Areas	This policy was not applied to the consideration of any application received during this reporting period.	CN2, CN3	Core Output Indicator 2d Local Indicator 4 and 5
Housing Policy 12 Major Housing Development	This policy was not applied to the consideration of any application received during this reporting period.	CN2	
Housing Policy 13 Conversion to Flats or Nursing Homes and Other Institutions	This policy was not applied to the consideration of any application received during this reporting period.	CN7	
Housing Policy 14 Residential Mobile Homes and Caravans	4 applications approved.	DS1	Local Indicator 1
Housing Policy 15 Gypsy Sites	This policy was not applied to the consideration of any application received during this reporting period.	CN11	
Housing Policy 16 Extensions	Extensions and alterations to dwellings accord for the majority of applications received by the Council. 604 applications approved, 73 applications refused. A Supplementary Planning Document on House Extensions has been produced to support this policy.	CN9	
Housing Policy 17 Residential Standards	116 applications approved, 42 refused. Increased emphasis has been placed on good design in PPS1.	DS3, QL1, CN12, CN1,	Local Indicator 13

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
	The emerging MHDLP Review Plan policies continue the theme of this policy.	CN6	
Housing Policy 18 Tandem and Backland Development	5 applications approved, 6 refused.	QL1	
Housing Policy 19 Residential Development of Large Areas of Land	This policy was not applied to the consideration of any application received during this reporting period.	DS10 PARA 2.7.27, EP17 (h), EP19 (para 3.6.34), EP20, para 3.6.36, EP12	
Housing Policy 20 Possible Nuisances in Residential Areas	1 application approved.	DS3	
Housing Policy 21 Dependant Relative Accommodation Planning Permission Requirements	10 applications approved, 3 refused.	CN10	
Housing Policy 22 Planning Permission Restrictions	6 applications approved, 2 refused.	CN10	
Shopping			
Shopping Policy 1 Shopping Hierarchy	2 applications approved. This included an application for change of use to A1 in Malvern.	EP9	Core Output Indicator 4a and 4b Local Indicator 9
Shopping Policy 2 Principal Shopping and Commercial	6 applications approved. An application for alteration and extension to an existing semi-derelict building to	EP9, EP17	Core Output Indicator 4a and 4b

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Areas	form 2 flats was refused in Upton upon Severn.		Local Indicator 9
Shopping Policy 3 Restrictions on Development within the Principal Shopping and Commercial Areas	6 applications approved. 2 applications refused on the basis that it would lead to a loss of residential and variations to time restrictions.	EP9	Core Output Indicator 4a and 4b Local Indicator 9
Shopping Policy 4 Primary Shopping Frontages	4 applications approved. These related to internal refurbishment and change of use, 2 applications for change of use from A1 to A3 and I to A1. All proposals in accordance with the policy.	EP10	Core Output Indicator 4a and 4b Local Indicator 9
Shopping Policy 5 Secondary Shopping Frontage – Class A2 and A3 Developments Upper Floors	This policy was not applied to the consideration of any application received during this reporting period.	EP10,EP11	Core Output Indicator 4a and 4b Local Indicator 9
Shopping Policy 6 Upper Floors	2 approvals. This is in accordance with the objectives set out in PPG3 Housing and seeks to make the best use of existing buildings.	EP12	
Shopping Policy 7 Retail Development Outside the Principal Shopping and Commercial Areas	1 application approved, 2 refused based on scale, impact on town centre vitality and non sustainable location.	EP9, CN15	Core Output Indicator 4a
Shopping Policy 8 Retail Uses on Sites Allocated for other uses	1 refusal (as above).		
Shopping Policy 9 Local	This policy was not applied to the consideration of any	CN15	Local Indicator 17

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Shopping Provision	application received during this reporting period.		
Shopping Policy 10 Protection of Existing Local Shopping Provision	1 approval. No local shopping facilities were lost to other uses during this Plan period.	CN17	Core Output Indicator 17
Shopping Policy 11 Farm Shops	2 applications approved. These application contribute towards rural diversification aims.	EP13	Local Indicator 10
Shopping Policy 12 Farm Shops – Extensions to Existing Farm Shops	2 applications approved.	EP13	Local Indicator 10
Shopping Policy 13 Roadside Sales	1 application approved.	EP7, EP9, EP13, DS3	Local Indicator 10
Shopping Policy 14 Petrol Filling Stations – Retail Sales	This policy was not applied to the consideration of any application received during this reporting period.	DS3, EP9, CN15 (para 6.6.4)	
Shopping Policy 15 Garden Centres	2 applications approved.	EP13	
Conserving the Built Environment			
Conservation Policy 1 Preserving or Enhancing Conservation Areas	There are 21 Conservation Areas and 61 listed buildings in the district set in a high quality landscape. The Conservation Policies are widely used to preserve and enhance the quality of the area and high levels of use are recorded. 47 applications approved, 3 refused.	QL7	Local Indicator 14
Conservation Policy 2 New Development in Conservation	103 applications approved, 20 refused.	QL7	Local Indicator 14

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Areas			
Conservation Policy 3 Setting of Conservation Areas	11 applications approved, 2 refused.	QL9	Local Indicator 14
Conservation Policy 4 Demolition of listed Buildings in Conservation Areas	7 applications approved, 2 refused.	QL8	Local Indicator 14
Conservation Policy 5 Boundary Treatments in Conservation Areas	15 applications approved, 5 applications refused.	QL5	
Conservation Policy 6 Protection of Listed Buildings	48 applications approved, 4 refused.	QL13A	Local Indicator 14
Conservation Policy 7 Demolition of Listed Buildings	5 applications approved, 1 refused. This policy did not result in the loss of any listed buildings. The applications refer to rebuilding or alterations to listed buildings.	QL11	Local Indicator 14
Conservation Policy 8 Future Uses of Listed Buildings Sites	4 applications approved, 1 refused.	QL11	
Conservation Policy 9 Alterations and Extensions to Listed Buildings	209 applications approved, 27 refused.	QL10	
Conservation Policy 10 Alternative Uses for Listed Buildings	26 applications approved, 2 refused.	QL12	
Conservation Policy 11 The Setting of Listed Buildings	108 applications approved, 14 refused.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Conservation Policy 12 Residential Conversion of Agricultural and other Rural Buildings	103 applications approved, 14 refused.	EP6	
Conservation Policy 13 Removal of Permitted Development Rights	24 applications approved, 3 refused		
Conservation Policy 14 Re-use of Large Country Houses	1 application approved. This application relates to the change of use of Aymestry School, Bromyard to 4 dwellings. The application also complies with the reuse of buildings and seeks to make the best use of existing land and buildings.	QL14	
Conservation Policy 15 Scheduled Ancient Monuments and other Archaeological Sites of National Importance	This policy was not applied to the consideration of any application received during this reporting period.	DS3 (g)	Local Indicator 14
Conservation Policy 16 Development within Archaeologically Sensitive Areas: Evaluation	4 applications approved.	DS3 (g)	
Conservation Policy 17 Development within Archaeologically Sensitive Areas	4 applications approved, 1 refused.	QL6	
Conservation Policy 18	2 applications approved, 3 refused.	QL6	

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Telecommunications Equipment			
Conservation Policy 19 Satellite Antennae	5 applications approved, 2 refused.	QL3	
Conservation Policy 20 Shop Front Design	6 applications approved, 6 refused.	QL4	
Conservation Policy 21 Advertisements and Signs	25 applications approved, 6 refused.	QL4	
Conservation Policy 22 Areas of Special Control of Advertisements	This policy was not applied to the consideration of any application received during this reporting period.	QL4	
Conservation Policy 23 Advertisement Hoardings	2 applications approved, 1 refused.	QL4	
Landscape			
Landscape Policy 1 Development Outside of Settlement Boundaries	Due to the high quality of the landscape character in the district and the designation of the Malvern Hills Area of Outstanding Natural Beauty and the Area of Great Landscape Value, the landscape policies are widely used in decision making. It is considered that the policies comply with Government guidance set out in PPS7. This policy was used in the consideration of 299 applications, 242 of which were approved.	DS1, DS3, QL24	
Landscape Policy 2 Areas of Outstanding Natural Beauty	Malvern Hills District Local Plan Policy QL23 refers to the fact since June 2000, AONBs have the same status as National Parks. This policy was applied to 101	QL23	

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	applications, 87 were approved.		
Landscape Policy 3 Development in Areas of Great Landscape Value	This policy was not applied to the consideration of any application received during this reporting period.	QL24	
Landscape Policy 4 Agricultural Land	1 application approved for an agricultural barn at Castlemorton, 2 applications refused	DS3 (h)	
Landscape Policy 5 The Conversion of Agricultural land to Domestic Gardens	12 applications were approved, 4 refused.	QL24	
Landscape Policy 6 Small Scale Developments associated with Domestic gardens	6 applications were approved, 1 refused.		
Landscape Policy 7 Agricultural and Forestry Buildings and Roads	11 applications were approved, 3 refused.	EP8	
Landscape Policy 8 Landscape Standards	8 applications approved, 2 refused.	QL21, QL22, QL1, DS3	
Landscape Policy 9 Landscape Features	3 applications approved.	QL24, QL15	
Landscape Policy 10 Tree Preservation Orders	2 applications approved, 1 refused. In total 11 Tree Preservation Orders were made during 1 st April 2004 – 31 st March 2005.	QL22 (para 4.6.41)	
Landscape Policy 11 Ancient Semi Natural Woodlands	This policy was not applied to the consideration of any application received during this reporting period.	QL22	

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Landscape Policy 12 Trees and Woodland	2 applications approved, 1 refused.	QL22	
Landscape Policy 13 Landform and Site Capacity	2 applications approved, 1 refused.	DS3	
Landscape Policy 14 Enhancement	This policy was not applied to the consideration of any application received during this reporting period.	QL20	
Transport		ST1, ST2	
Transport Policy 1 Public Transport	2 applications approved, 2 refusals.	ST3	Core Output Indicator 3 b Local Indicator 15
Transport Policy 2 Cycle Parking	1 application approved, 1 refusal.	ST2, ST4	Local Indicator 15
Transport Policy 3 Provision for Pedestrians and Cyclists	2 applications approved, 1 refusal	ST2, ST4	Local Indicator 15
Transport Policy 4 Traffic Calming	1 application refused.	ST4	
Transport Policy 5 Special Access Needs	1 application approved.	QL1	
Transport Policy 6 Disabled Person's Car Parking Requirements	This policy was not applied to the consideration of any application received during this reporting period.	ST3	Core Output Indicator 3a
Transport Policy 7 Road Design in New Development	This policy was not applied to the consideration of any application received during this reporting period.	ST3, ST4	

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Transport Policy 8 Car Parking and Servicing Requirements	38 applications approved, 20 refused. 4 non residential applications were approved contrary to parking standards. Three of these were on existing industrial estates where it was considered sufficient parking was available together with access to public transport.	ST3, ST4	Core Output Indicator 3a
Transport Policy 9 Safeguarding of Existing Car Parks	This policy was not applied to the consideration of any application received during this reporting period.		
Transport Policy 10 Car Park Design	This policy was not applied to the consideration of any application received during this reporting period.		
Transport Policy 11 Traffic Impact	2 applications were approved.		
Transport Policy 12 Environmental Impact of New Highway Schemes	This policy was not applied to the consideration of any application received during this reporting period.		
Transport Policy 13 New petrol Filling Stations – Location and Design	This policy was not applied to the consideration of any application received during this reporting period.	DS1, CN16	
Transport Policy 14 Petrol Filling Stations – Existing	This policy was not applied to the consideration of any application received during this reporting period.	DS3	
Transport Policy 15 Road side Services	This policy was not applied to the consideration of any application received during this reporting period.		
Transport Policy 16 Lorry Parks and HGV Depots	1 application was approved.		
Transport Policy 17 Motorway	This policy was not applied to the consideration of any		

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Service Areas	application received during this reporting period.		
Tourism			
Tourism Policy 1 Tourism and the AONB	This policy was not applied to the consideration of any application received during this reporting period.	QL23	Core Output Indicator 4a, 4b Local Indicator 6,7
Tourism Policy 2 Development of Tourism	6 applications were approved.	EP14	Core Output Indicator 4a, 4b Local Indicator 6,7
Tourism Policy 3 New Hotel Development – Urban Areas	3 applications were approved. Only 1 application was for the construction of a new hotel and spa development – Townsend Way, Malvern. The other 2 applications were for alterations to the Swan Inn, Hanley Swan.	EP14	Local Indicator 6,7
Tourism Policy 4 Hotel Development – Open Countryside	This policy was not applied to the consideration of any application received during this reporting period.	EP14	Local Indicator 6,7
Tourism Policy 5 Hotel Development in the Open Countryside – Conversions	1 application approved for a holiday let, 1 refusal for a holiday let at Welland on the basis of a lack of information submitted with the application.	CN17	Local Indicator 6,7
Tourism Policy 6 Hotel Development in the Open Countryside – Extensions to Existing Retention of Existing	1 approval relating to owners flat and swimming pool enclosure.	EP15	Local Indicator 6,7

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Hotels			
Tourism Policy 7 Retention of Existing Hotels	This policy was not applied to the consideration of any application received during this reporting period.	CN17	
Tourism Policy 8 Holiday Caravan and Chalet Sites	2 applications approved for holiday lodges an extension to use of touring field from 8 caravans/tents to 14. 2 refusals, including 1 refusal for a site for nine touring caravans at Ripple on the basis of impact on highway safety and residential amenity. 1 refusal for a replacement holiday chalet at Astley due to location in floodplain.	EP15	
Tourism Policy 9 Holiday Chalet Sites – Substitution of Existing Static Holiday Caravan Sites	This policy was not applied to the consideration of any application received during this reporting period.		
Tourism Policy 10 Holiday Accommodation – Planning Permission Limitations	5 applications approved for holiday lets. All involved the change of use of an existing building and is consistent with PPS7 and other Plan policies.		
Tourism Policy 11 Tourist Attractions – Small Scale	2 applications approved.	DS1, DS3, EP7	
Tourism Policy 12 Tourist Attractions – Large Scale	This policy was not applied to the consideration of any application received during this reporting period.	DS1, DS3	
Tourism Policy 13 Farm Tourism	2 applications approved, 1 refusal.	EP7	Local Indicator 10
Recreation			
Recreation Policy 1 Recreation	1 application approved.	QL23, CN14	Core Output Indicator

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and the AONB – General Policy			4a, 4b
Recreation Policy 2 Criteria for Recreation Development within the AONBs	This policy was not applied to the consideration of any application received during this reporting period.	QL23, CN14	Core Output Indicator 4a, 4b
Recreation Policy 3 Recreation in other Countryside Areas	3 applications approved.	QL23, CN14	Core Output Indicator 4a, 4b
Recreation Policy 4 Public Rights of Way	2 applications approved.	ST1	
Recreation Policy 5 Recreation Routes	This policy was not applied to the consideration of any application received during this reporting period.	ST1	
Recreation Policy 6 Recreation Routes – Ancillary Development	This policy was not applied to the consideration of any application received during this reporting period.	ST1	
Recreation Policy 7 River Severn	This policy was not applied to the consideration of any application received during this reporting period.		Core Output Indicator 4a, 4b
Recreation Policy 8 Development of New and Expansion of Existing Marinas, off-river moorings and unpowered boating facilities	This policy was not applied to the consideration of any application received during this reporting period.	EP16	Core Output Indicator 4a, 4b
Recreation Policy 9 Bankside Moorings	This policy was not applied to the consideration of any application received during this reporting period.	EP16	
Recreation Policy 10 Herefordshire and	This policy area is no longer applicable to the Malvern Hills District.		

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Gloucestershire Canal			
Recreation Policy 11 Golf Courses and Driving Ranges	1 application approved.	CN14	Core Output Indicator 4a, 4b
Recreation Policy 12 Golf Courses – Associated Built Development	1 application approved.	CN14	
Recreation Policy 13 Horses and Stables in the Countryside	25 applications approved for stables.	CN14	
Recreation Policy 14 Commercial Equestrian Developments	6 applications approved	CN14	
Recreation Policy 15 Fishing Lakes	This policy was not applied to the consideration of any application received during this reporting period.	CN14, DS3	Core Output Indicator 4a, 4b
Recreation Policy 16 Fishing Lakes – Associated Built Development	2 applications approved.	CN14, DS3	
Recreation Policy 17 Watersports	This policy was not applied to the consideration of any application received during this reporting period.	CN14, DS3	Core Output Indicator 4a, 4b
Recreation Policy 18 Restrictions on Noisy Sports Uses	1 application approved.	DS3	
Recreation Policy 19 Noisy Sports – Planning Permission Limitations	1 application approved.	CN14	
Recreation Policy 20 Sports	2 applications approved.	CN14	Core Output Indicator

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and Swimming Facilities			4a, 4b
Recreation Policy 21 Larger Scale Multi-Sport and Recreation Development	This policy was not applied to the consideration of any application received during this reporting period.	CN14	Core Output Indicator 4a, 4b
Recreation Policy 22 Protection of Playing Fields and Outdoor Sports Areas	1 application approved, 1 refusal.	CN13	Local Indicator 12
Recreation Policy 23 Provision of New and Improvement of Existing Sports Pitches and Playing Fields	This policy was not applied to the consideration of any application received during this reporting period.	CN12	Local Indicator 17,18
Recreation Policy 24 Recreational Open Space Standards	1 application approved, 1 refusal.	CN12	
Recreation Policy 25 Recreational Open Space Provision	1 application approved.	CN12	Local Indicator 17,18
Recreation Policy 26 Maintenance of Public Open Space and Children's Play Areas	1 application approved.	CN12	Local Indicator 18
Recreation Policy 27 Temporary Recreational Land and Open Space	This policy was not applied to the consideration of any application received during this reporting period.	CN13	
Recreation Policy 28	This policy was not applied to the consideration of any	CN13	Local Indicator 17,18

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Protection of Public Open Space and Childrens' Play Areas	application received during this reporting period.		
Recreation Policy 29 Private Open Space	This policy was not applied to the consideration of any application received during this reporting period.	CN13	
Recreation Policy 30 Allotments	This policy was not applied to the consideration of any application received during this reporting period.	CN13	
Recreation Policy 31 Retention of Existing Community Facilities	2 applications approved. These related to an extension to the Crown at Martley and the separation of a shop at West Malvern to provide two self contained flats.	CN17	Local Indicator 18
Nature Conservation			
Nature Conservation Policy 1 Habitats	8 applications approved, 6 refused. A number of the approved applications related to the conversion of barns and were conditioned to provide bat boxes.	QL19	Core Output Indicator 8
Nature Conservation Policy 2 Species	10 applications approved, 6 refused.	QL18	Core Output Indicator 8
Nature Conservation Policy 3 Protected Sites	1 application approved as no harm to protected site.	QL16 –QL19	Core Output Indicator 8
Nature Conservation Policy 4 Wildlife Corridors	This policy was not applied to the consideration of any application received during this reporting period.	QL19	Core Output Indicator 8
Nature Conservation Policy 5 The Retention of Existing Habitats	7 applications approved, 6 refused. Conditions applied to protect habitats.	QL19	Core Output Indicator 8
Nature Conservation Policy 6 Creation of Habitats	1 application approved. The application was for a wildlife pond within an existing orchard at Powick Hill	QL20	Core Output Indicator 8

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
	Court.		
Implementation			
Implementation Policy 1 Monitoring	Annual Housing and Employment Land Availability Monitors are produced as identified within the Policy. Data from these sources has been used to inform the Malvern Hills District Local Plan Review and associated background papers on the District Strategy, Housing Provision and Employment Land. Data has also been used to inform a number of core output and local indicators identified within this Annual Monitoring Report.		
Implementation Policy 2 Phasing	No monitoring information.	DS6	
Implementation Policy 3 Planning Gain and Planning Obligations	1 application approved citing this policy.	DS18	Local Indicator 18
* Bromyard Area Policies	Bromyard now forms part of the Herefordshire Unitary Development Plan. These policies are therefore, not applicable to the Malvern Hills District Annual Monitoring Report.		
* Ledbury Area Policies	Ledbury now forms part of the Herefordshire Unitary Development Plan. These policies are therefore, not applicable to the Malvern Hills District Annual Monitoring Report.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Malvern			
Malvern Environment Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Employment Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Employment Proposal 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Employment Proposal 2	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Employment Proposal 3	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Housing Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Housing Policy 2	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Housing Proposal 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Shopping Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Shopping Policy 2	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Shopping Policy 3	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Shopping Policy 4	This policy was not applied to the consideration of any applications received during this reporting period.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Malvern Shopping Policy 5	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Conservation Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Conservation Policy 2	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Conservation Policy 3	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Conservation Proposal 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Landscape Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Transport Proposal 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Recreation Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Recreation Policy 2	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Recreation Policy 3	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Recreation Proposal 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Recreation Proposal 2	This policy was not applied to the consideration of any applications received during this reporting period.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Malvern Recreation Proposal 3	This policy was not applied to the consideration of any applications received during this reporting period.		
Malvern Nature Conservation Policy 1	This policy was not applied to the consideration of any applications received during this reporting period.		
Upton-Upon-Severn			
Upton-Upon-Severn Employment Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Housing Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Housing Policy 2	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Shopping Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Shopping Policy 2	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Shopping Policy 3	1 application approved for a change of use to B1 offices.		
Upton-Upon-Severn Shopping Policy 4	1 application refused for alterations and extensions to a semi-derelict building to provide 2 flats.		
Upton-Upon-Severn Shopping Policy 5	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Conservation Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Conservation Policy 2	This policy was not applied to the consideration of any application received during this reporting period.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Upton-Upon-Severn Conservation Policy 3	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Conservation Policy 4	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Landscape Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Transport Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Tourism Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Tourism Policy 2	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Recreation Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Recreation Policy 2	This policy was not applied to the consideration of any application received during this reporting period.		
Upton-Upon-Severn Nature Conservation Policy 1	This policy was not applied to the consideration of any application received during this reporting period.		
Leominster District Local Plan (Tenbury Area) March 1999			
A1 Managing the District's assets and Resources	67 applications approved, 10 refused.	DS3	
A2 Settlement Hierarchy	22 applications approved, 5 refused.	DS1, DS11, DS12(A), DS12(B)	Local Indicator 1, 2
A3 Ramsar Sites, Special	This policy was not applied to the consideration of any	QL17	Core Output Indicator

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Protection Areas and Special Scientific Areas of Conservation	application received during this reporting period.		8
A4 National Nature Reserves and Sites of Special Scientific Interest	This policy was not applied to the consideration of any application received during this reporting period.	QL16	Core Output Indicator 8
A5 Sites supporting a Statutorily Protected Species	1 application approved.	QL18	Core Output Indicator 8
A6 Sites of Local Importance for Nature Conservation	This policy was not applied to the consideration of any application received during this reporting period.	QL17	Core Output Indicator 8
A7 Compensatory Measures for Habitat Loss or Damage	1 application approved.	DS18, QL16-QL19	Core Output Indicator 8
A8 Improvements to or Creation of Habitats	This policy was not applied to the consideration of any application received during this reporting period.	QL19, QL20	Core Output Indicator 8
A9 Safeguarding the Rural Landscape	39 applications approved, 11 refused.	QL24	Core Output Indicator 8
A10 Trees and Woodlands	This policy was not applied to the consideration of any application received during this reporting period.	QL22	
A11 Parks, Gardens and other Historical Landscape Features	This policy was not applied to the consideration of any application received during this reporting period.	QL15	
A12 New Development and Landscape Schemes	This policy was not applied to the consideration of any application received during this reporting period.	QL22	
A13 Pollution Control	13 applications approved.	QL26	Core Output Indicator 7
A14 Safeguarding Water	1 application approved.	QL27,QL28	Core Output Indicator

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Resources			7
A15 Development and Watercourses	8 applications approved.	DS16	Core Output Indicator 7
A16 Foul Drainage	8 applications approved.	QL27	Core Output Indicator 7
A17 Contaminated Land	1 application refused. Although Policy A17 was used in the consideration of application 05/00149/LBC, it was refused on the basis of harmful design	QL29	
A18 Listed Buildings and Their Settings	40 applications approved, 3 refused.	QL13	Local Indicator 14
A19 Other Buildings Worthy of Retention	5 applications approved	QL13A	Local Indicator 14
A20 Designation and Amendment of Conservation Areas	<p>This Policy is a statement of intent to keep under review the need for additional Conservation Areas. Since the designation of Conservation Area is a function of the Planning (Listed Buildings and Conservation Areas) Act 1990 and not the Local Plan, there is no replacement policy within the MHDLP Review.</p> <p>1 application approved citing this policy.</p>		
A21 Development within Conservation Areas	14 applications approved, 1 refused.	QL7	Local Indicator 14
A22 Ancient Monuments and Archaeological Sites	5 applications approved.		Local Indicator 14
A23 Creating Identity and an	12 applications approved, 2 refused.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Attractive Built Environment			
A24 Scale and Character of Development	14 applications approved, 5 refused		
A25 Protection of Open Areas or Green Spaces	1 application approved.		Local Indicator 12
A26 Advertisements	1 application approved, 1 refused.	QL4	
A27 Maintaining the Supply of Employment Land on Industrial Sites	This policy was not applied to the consideration of any application received during this reporting period.	EP1	Core Output Indicator 1d, 1e
A28 Development Control Criteria for Employment Sites	1 application approved.	DS3, QL1	
A29 Loss of Employment Sites Outside Industrial Estates	1 application approved.	EP1	Core Output Indicator 1e
A30 Redevelopment of Employment Sites to Alternative Uses	1 application approved.	EP1	Core Output Indicator 1e
A31 Employment Generating Uses within or around the Market Towns	1 application approved.	DS3	Core Output Indicator 1d
A32 Development within Town Centre Shopping and Commercial Areas	2 applications approved.		Core Output Indicator 4a,4b
A33 Major Retail Developments	This policy was not applied to the consideration of any application received during this reporting period.		Core Output Indicator 4a,4b

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
A34 Village and Neighbourhood Shops and other Small Scale Commercially Based Local Services	1 application refused.		Core Output Indicator 4a,4b Local Indicator 17
A35 Small Scale New Development for Rural Businesses within or around Settlements	1 application approved.		Local Indicator 2
A36 New Employment Generating Uses for Rural Buildings	3 applications approved, 1 refusal.		Local Indicator 2
A37 Economic Uses For Large Country Houses	2 applications approved.		Local Indicator 2
A38 Rural Tourism and Recreation Activities	4 applications approved.		Local Indicator 10
A39 Holiday Chalet, Caravan and Camping Sites	This policy was not applied to the consideration of any application received during this reporting period.		
A40 Change of use from Holiday Chalet or Caravan Sites	This policy was not applied to the consideration of any application received during this reporting period.		
A41 Protection of Agricultural Land	2 applications refused.	DS3	
A42 Intensive Livestock Units	This policy was not applied to the consideration of any application received during this reporting period.		

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
A43 Agricultural or Forestry Dwellings	1 application approved.	CN4	Local Indicator 1
A44 Removal Of Agricultural or Forestry Occupancy Conditions	1 application refused.	CN5	
A45 Diversification on Farms	This policy was not applied to the consideration of any application received during this reporting period.	EP7	Local Indicator 10
A46 Proposals for Wind Energy, Hydro Power, Solar System, or other forms of Renewable Energy	2 applications approved, 1 refused.	QL30	Core Output Indicator 9 Local Indicator 11
A47 Targets for Housing Land	Malvern Hills District Local Plan Review Policy DS5 Meeting the Strategic Land Requirement sets out the up to date requirements for the provision of housing land. This is in accordance with the Worcestershire County Structure Plan Adopted July 2001.	DS5	Core Output Indicator 2a
A48 Affordable Housing for Local Needs in Rural Areas	This policy was not applied to the consideration of any application received during this reporting period.	CN3	Core Output Indicator 2d Local Indicator 4, 5
A49 Affordable Housing on Larger Housing Sites	This policy was not applied to the consideration of any application received during this reporting period.	CN2	Core Output Indicator 2d Local Indicator 4, 5
A50 Renewal of Existing	This policy was not applied to the consideration of any	DS3	

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Planning Permission	application received during this reporting period.		
A51 Housing for the Disabled	This policy was not applied to the consideration of any application received during this reporting period.	CN1	
A52 Primarily Residential Areas	This policy was not applied to the consideration of any application received during this reporting period.		
A53 Protection from Encroachment into the Open Countryside	This policy was not applied to the consideration of any application received during this reporting period.	DS14	
A54 Protection of Residential Amenity	12 applications approved, 3 refused.	DS3	
A55 Design and Layout of Housing Development	6 applications approved.	QL1	Local indicator 13
A56 Alterations, Extensions and Improvements to Dwellings	70 applications approved, 8 refused. The Council has adopted a Supplementary Planning Document on House Extensions to support this policy.	CN9	
A57 Sub-Division of Houses	3 applications approved.	CN7	
A58 Mobile Homes	This policy was not applied to the consideration of any application received during this reporting period.	DS1, DS3	
A59 Gypsy Caravan Sites	This policy was not applied to the consideration of any application received during this reporting period.	CN11	
A60 Conversion of Rural Buildings Outside Settlements to Residential Use	14 applications approved, 1 refused.	EP6	Local Indicator 10
A61 Community, Social and Recreational Facilities	This policy was not applied to the consideration of any application received during this reporting period.		Local Indicator 17, 18

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
A62 Proposals Resulting in the Loss of Open Space	This policy was not applied to the consideration of any application received during this reporting period.	CN13	Local Indicator 14
A63 Retention of Open Space	This policy was not applied to the consideration of any application received during this reporting period.	CN13	Local Indicator 14
A64 Open Space Standards for New Residential development	This policy was not applied to the consideration of any application received during this reporting period.	CN14	
A65 Compliance with Open Space Standards	This policy was not applied to the consideration of any application received during this reporting period.	CN14	
A66 Access for the Disabled	This policy was not applied to the consideration of any application received during this reporting period.	QL1	
A67 Telecommunications	This policy was not applied to the consideration of any application received during this reporting period.	QL6	
A68 Water Supply	This policy was not applied to the consideration of any application received during this reporting period.	DS3	Core Output Indicator 7
A69 Proposals by Utility or Infrastructure Bodies	This policy was not applied to the consideration of any application received during this reporting period.	DS3	
A70 Accommodating Traffic from Development	4 applications approved.	DS3	
A71 Vehicle Parking Standards for Development away from Central Shopping and Commercial Areas and Conservation Areas	2 applications approved		Core Output Indicator 3a
A72 Parking with or adjacent to	This policy was not applied to the consideration of any		Core Output Indicator

POLICY	USE OF POLICY IN DETERMINING DECISIONS AND ANY POLICY IMPLICATIONS	EMERGING MHDLP REVIEW POLICY	RELATIONSHIP WITH CORE/LOCAL INDICATOR
Central Shopping and Commercial Areas	application received during this reporting period.		3a
A73 Parking Standards and Conservation	This policy was not applied to the consideration of any application received during this reporting period.		Core Output Indicator 3a
A74 Avoiding the loss of Shopper Car Parking	This policy was not applied to the consideration of any application received during this reporting period.		
A75 Design of Vehicle Parking Areas	1 application approved.		
A76 Parking of Heavy Goods Vehicles	This policy was not applied to the consideration of any application received during this reporting period.		
A77 Traffic Management	This policy was not applied to the consideration of any application received during this reporting period.		
A78 Protection of Public Rights of Way	This policy was not applied to the consideration of any application received during this reporting period.		
TW1 Teme Street Car Park	This policy was not applied to the consideration of any application received during this reporting period.		
TW2 Palmers Meadow Car Park	This policy was not applied to the consideration of any application received during this reporting period.		
TW3 Tenbury Livestock Market	This policy was not applied to the consideration of any application received during this reporting period.		
TW4 Protecting the Setting and View of the Town	This policy was not applied to the consideration of any application received during this reporting period.		

WEIGHT TO BE GIVEN TO POLICIES IN DRAFT LOCAL PLAN - APPENDIX 2

- # Principal Objections
Should not be used in the determination of planning applications
- # Minor / Detailed Objections
Objection of a minor nature or to a specific element of the policy or reasoned justification.
SHOULD SUPPLEMENT GROUNDS OF REFUSAL WHICH RELY ON POLICIES IN THE ADOPTED MHDLP
ie: The development would be contrary to Policies X and Y of the adopted Malvern Hills District Local Plan and in addition contrary to Policies A and B of the emerging Malvern Hills District Local Plan.
PLANS TEAM SHOULD BE CONSULTED AND PROVIDED WITH DETAILS OF WHICH ELEMENT (OR CRITEREON) OF THE POLICY IS TO BE USED. ADVICE WILL THEN BE PROVIDED ION THE NATURE OF OBJECTION TO THAT POLICY.
- # No objections / or objections of an inconsequential nature
POLICY CAN BE RELIED ON IN DETERMINING PLANNING APPLICATIONS
ie: The development would be contrary to Policies X and Y of the adopted Malvern Hills District Local Plan and in addition contrary to Policies A and B of the emerging Malvern Hills District Local Plan.
FURTHER ADVICE ON USING EP11 WILL FOLLOW
Note: THERE IS NO EQUIVALENT POLICY in the adopted local plan for FOR QL29 -
- # **Objections relate to site specific policies**
Please consult the Development Plans Team regarding the nature of the objections
- # Relates to Policy CN2 (Affordable Housing) which has received objections. However the Council has adopted SPD on Affordable Housing.

WEIGHT	POLICY	Description	No. of OBJ's	% of TOTAL OBJ	No. of Supports	WEIGHT	POLICY
#	DS1	The Location of Development	155	15	313	#	DS1
#	DS2	Sustainable Development	8	0.8	9	#	DS2
#	DS3	General Development Requirements	17	1.6	13	#	DS3
#	DS4	Meeting the Strategic Housing Requirement	31	3	6	#	DS4
#	DS5	Housing sites within the Malvern urban area	83	8.1	7	#	DS5
#	DS6	Phasing of residential allocations	27	2.6	1	#	DS6
#	DS7	North Site	55	5.3	173	#	DS7
#	DS8	The Strategic Employment Land Requirement	4	0.4	2	#	DS8
#	DS9	Meeting the strategic employment land requirement	27	2.6	3	#	DS9
#	DS10	Central Technology Belt	20	1.9	2	#	DS10
#	DS11	Rural Settlements	55	5.3	24	#	DS11
#	DS12(A)	Housing In Category 1 and 2 Settlements	19	1.8	8	#	DS12(A)
#	DS12(B)	Housing In Category 3 Settlements	28	2.7	7	#	DS12(B)
#	DS13	Employment Development within or immediately adjacent to Rural Settlements	10	1	6	#	DS13
#	DS14	Housing Development in the Open Countryside	10	1	13	#	DS14
#	DS15	Employment Development in the Open Countryside	4	0.4	5	#	DS15
#	DS16	Development and Flood Risk	4	0.4	3	#	DS16
#	DS17	Strategic Gaps	38	3.7	51	#	DS17
#	DS18	Planning Obligations	6	0.6	10	#	DS18

WEIGHT TO BE GIVEN TO POLICIES IN DRAFT LOCAL PLAN - APPENDIX 2

WEIGHT	POLICY	Description	No. of OBJ's	% of TOTAL OBJ	No. of Supports	WEIGHT	POLICY
#	EP1	Protection of Existing Employment Land and Uses	11	1.1	2	#	EP1
#	EP2	The Redevelopment or Expansion of Employment Site and Buildings	8	0.8	4	#	EP2
#	EP3	Office Development (Class A2 and B1 a)	3	0.3	2	#	EP3
#	EP4	Design Standards for Employment Sites	2	0.2	7	#	EP4
#	EP5	Home Based Businesses	1	0.1	5	#	EP5
#	EP6	The Re-use of Rural Buildings	12	1.2	7	#	EP6
#	EP7	Farm Diversification	7	0.7	6	#	EP7
#	EP8	Agricultural and Forestry Development	1	0.1	3	#	EP8
#	EP9	Town and District Centres	13	1.3	2	#	EP9
#	EP10	Primary & Secondary Shopping Frontages	3	0.3	4	#	EP10
#	EP11	Food and Drink	0	0	3	#	EP11
#	EP12	Upper Floors in Town Centres	1	0.1	6	#	EP12
#	EP13	Garden Centres and Farm Shops	2	0.2	4	#	EP13
#	EP14	Visitor Accommodation	5	0.5	4	#	EP14
#	EP15	Static and Touring Caravans, Chalets and Camping Sites	6	0.6	3	#	EP15
#	EP16	Marinas, Moorings and Unpowered Boating facilities	4	0.4	2	#	EP16
#	EP17	Edith Walk, Malvern	5	0.5	2	#	EP17
#	EP18	Tenbury Cattle Market / Teme Street	5	0.5	1	#	EP18
#	EP19	Land off Pickersleigh Road, Malvern	2	0.2	1	#	EP19
#	EP20	Seaford Court, Malvern	2	0.2	5	#	EP20
#	EP21	Three Counties Showground, Malvern	8	0.8	4	#	EP21

WEIGHT TO BE GIVEN TO POLICIES IN DRAFT LOCAL PLAN - APPENDIX 2

WEIGHT	POLICY	Description	No. of OBJ's	% of TOTAL OBJ	No. of Supports	WEIGHT	POLICY
#	QL1	Design of New Development	5	0.5	11	#	QL1
#	QL2	Protection and enhancement of greenspace in and adjacent to Malvern	30	2.9	111	#	QL2
#	QL3	Shopfronts	1	0.1	2	#	QL3
#	QL4	Advertisement Signs	0	0	3	#	QL4
#	QL5	Walls, Gates, Fences or Other Means of Enclosure	4	0.4	5	#	QL5
#	QL6	Telecommunications	12	1.2	7	#	QL6
#	QL7	New Development in Conservation Areas	6	0.6	7	#	QL7
#	QL8	Demolition of Buildings in Conservation Areas	2	0.2	4	#	QL8
#	QL9	Settings of Conservation Areas	2	0.2	6	#	QL9
#	QL10	Alterations and Extensions to Listed Buildings	2	0.2	2	#	QL10
#	QL11	Demolition of a Listed Building	2	0.2	2	#	QL11
#	QL12	Alternative Uses for Listed Buildings	3	0.3	2	#	QL12
#	QL13	New Development Affecting the Setting of Listed Buildings	2	0.2	3	#	QL13
#	QL13A	Enabling Policy	3	0.3	1	#	QL13A
#	QL14	Scheduled Ancient Monuments and other Archaeological Sites of National Importance	3	0.3	2	#	QL14
#	QL15	Historic Parks and Gardens	3	0.3	2	#	QL15
#	QL16	SSSI's	0	0	7	#	QL16
#	QL17	Sites of Regional or Local Wildlife Importance	17	1.6	5	#	QL17
#	QL18	Protected Species	2	0.2	4	#	QL18
#	QL19	Protection of Wider Biodiversity	4	0.4	5	#	QL19
#	QL20	Creation of Habitats	2	0.2	8	#	QL20
#	QL21	Landscaping	9	0.9	5	#	QL21
#	QL22	Protection of Trees, Woodland & Hedgerows	4	0.4	9	#	QL22
#	QL23	AONB	6	0.6	7	#	QL23
#	QL24	Landscape Character	9	0.9	7	#	QL24
#	QL25	Protecting Water Supply	0	0	3	#	QL25
#	QL26	Pollution Control	6	0.6	3	#	QL26
#	QL27	Foul Drainage	1	0.1	2	#	QL27
#	QL28	Surface Water Drainage	3	0.3	2	#	QL28

WEIGHT TO BE GIVEN TO POLICIES IN DRAFT LOCAL PLAN - APPENDIX 2

WEIGHT	POLICY	Description	No. of OBJ's	% of TOTAL OBJ	No. of Supports	WEIGHT	POLICY
#	QL29	Contaminated Land	0	0	3	#	QL29
#	QL30	Renewable Energy	2	0.2	3	#	QL30
#	ST1	Safeguarding Land for Transport Infrastructure	6	0.6	6	#	ST1
#	ST2	Public Transport, Walking and Cycling	4	0.4	11	#	ST2
#	ST3	Parking, Servicing and Commuted Parking Requirements	8	0.8	4	#	ST3
#	ST4	Minimising Travel Impacts	2	0.2	4	#	ST4
#	CN1	Dwelling Mix	7	0.7	7	#	CN1
#	CN2	Providing Affordable Housing in New Housing Development	20	1.9	11	#	CN2
#	CN3	Rural Exception Sites	22	2.1	6	#	CN3
#	CN4	Rural Workers Dwellings	6	0.6	1	#	CN4
#	CN5	Removal of Rural Workers Occupancy Conditions	6	0.6	4	#	CN5
#	CN6	Efficient Use of Land for Residential Development	3	0.3	3	#	CN6
#	CN7	Sub-division of Existing Dwellings	0	0	5	#	CN7
#	CN8	Replacement Dwellings in the Open Countryside	4	0.4	3	#	CN8
#	CN9	Extension and Alterations to Dwellings and the Erection of Outbuildings within the Domestic Curtilage	11	1.1	4	#	CN9
#	CN10	Dependant Relatives Accommodation	0	0	2	#	CN10
#	CN11	Gypsy Sites	1	0.1	2	#	CN11
#	CN12	Provision of Public Open Space	9	0.9	7	#	CN12
#	CN13	Protection of Open Space, Sport and Recreational Facilities	51	4.9	177	#	CN13
#	CN14	Recreation, Sports and Leisure Facilities	8	0.8	3	#	CN14
#	CN15	Provision of New Local Shopping Facilities	3	0.3	3	#	CN15
#	CN16	Provision of New Community Facilities	5	0.5	7	#	CN16
#	CN17	Retention of Local Facilities	8	0.8	6	#	CN17

f 1031 100

NOTE

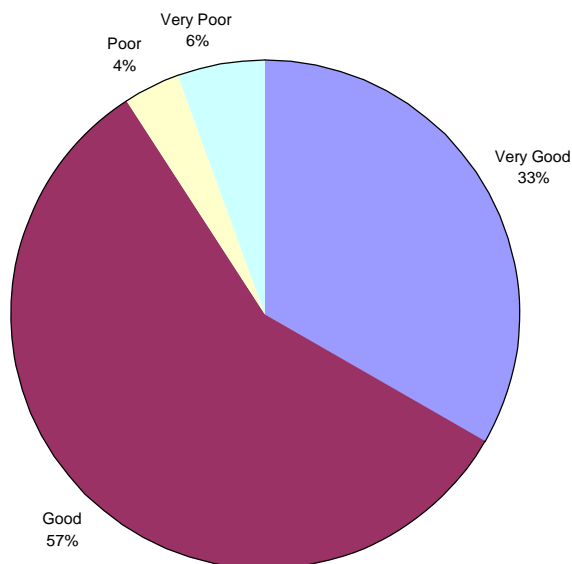
Notwithstanding the number and nature of objection, if there has been a significant change in policy from that in the existing plan (which reflects a shift in regional or national policy) then weight should be apportioned to it accordingly

f The difference between the total number of objections to the policies and the actual number of outstanding objections at the close of the Inquiry is attributable to the fact that a number of objections related to parts of the plan not linked specifically to a policy such as the introduction or sought the addition of a policy.

APPENDIX 3 ANALYSIS OF CUSTOMER SATISFACTION SURVEY ON THE LOCAL PLAN REVIEW PROCEDURES AND PUBLIC LOCAL INQUIRY

Question 1

How would you rate our efforts to keep you informed about the Local Plan Review, your objection/s and the procedures for the Inquiry



Overall 90% of respondents considered that we were very good or good at keeping them informed of Plan progress.

The Consultation Statement for the Local Plan Review outlines full details of the consultation undertaken as part of the process.

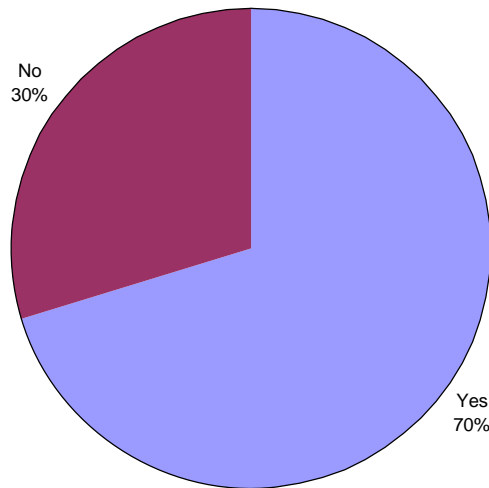
All individuals who made a representation on the Local Plan Review were included on a database and informed of all key stages.

All Parish and Town Councils, District and County Councillors were informed of key stages.

A number of respondents felt that more information could have been made available about the Public Local Inquiry timetable. Information was made available on our website www.malvern hills.gov.uk. The Programme Officer also sent out information on the pre-Inquiry meeting, provisional timetable, guidance on Inquiry procedures and for submitting additional evidence.

Question 2

Were you aware that our website contained information on the Local Plan Review?

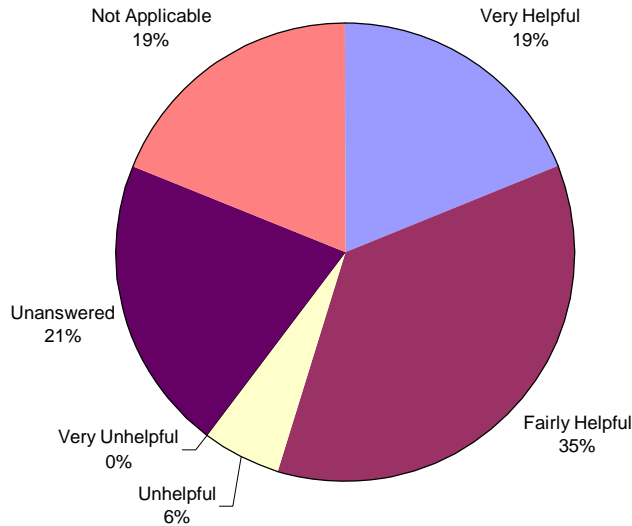


A key point to note is that although 70% of respondents were aware that our website contained information on the Local Plan Review, a large number of respondents did not have access to the internet so were unable to view related information. All of the Public Local Inquiry (PLI) documents, including all of the representations were available to view at the Customer Service Centre and a daily up-dated timetable was posted on an Inquiry Notice Board, throughout the PLI. The Statement of Community Involvement does however, acknowledge the issue and makes a continued commitment to ensuring that paper copies are available to view.

In relation to question 1, some of the respondents who were dissatisfied with the information provided on the Public Local Inquiry timetable may not have had access to the internet for daily updates. It would not have been practical to inform everyone who had made a representation to the Local Plan Review on each occasion that the timetable was changed as this happened on a daily basis. Representatives were however, advised to ring the Programme Officer at regular intervals for information.

Question 2b

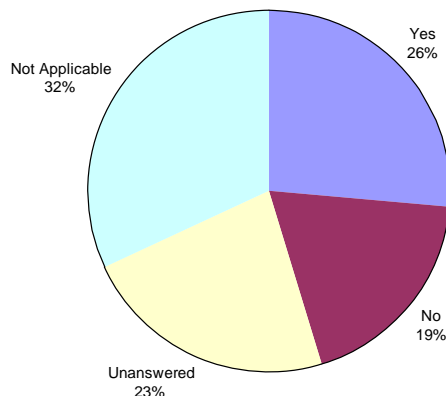
**Were you aware that our website contained information on the Local Plan
If yes, how helpful did you find the information?**



Of those who could access the internet, only 6% found the information unhelpful. The reasons for this was accessing the documents and reading long documents on screen. The Council's website is currently being reviewed to make it easier to use. It is hoped that this will assist future users. In terms of the length of documents, consideration will be given to the addition of summary documents or executive summaries to draw out key points. One respondent felt that copies of all the representations should have been made available on the website. A summary of all representations was provided. The Council is currently investigating the use of Public Access for Development Planning which may provide scope for allowing more detailed representations.

Question 3a and b

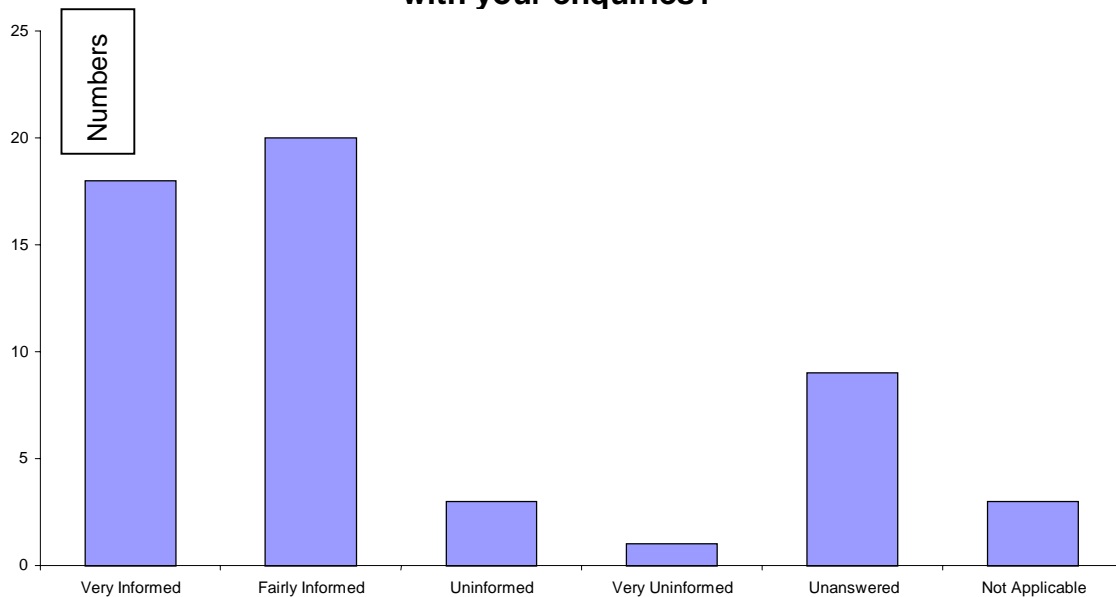
If you enquired about the Local Plan Review at the Customer Service Centre or the Customer Contact Centre, were they able to provide you with the information



Generally, where respondents had contacted the customer service centre, it was considered that a high level of service was provided and the majority of general questions about the Inquiry and Local Plan Stages were dealt with adequately. Some respondents considered that staff were always helpful but unable to answer detailed questions about particular objections or timescales resulting in them being redirected to the Development Plans Team. Also some respondents felt that while information was available to view, no guidance or help was given to direct them to the issue they were interested in. We consider that we can address this to a degree through detailed briefings with Customer Service Staff.

Question 3c

Do you consider that the Development Plans was informed enough to deal with your enquiries?

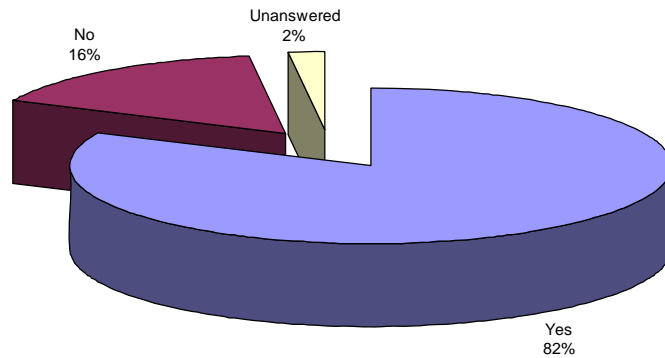


The majority of the respondents felt that the Development Plans Team were informed about the process and were able to answer queries fully. Some respondents felt that although the team was committed, it did not give the impression of caring about individual cases.

One respondent also felt that there should have been better co-ordination between development control and the development plans team to ensure that planning issues arising from relevant planning applications were fully understood and reported at the Inquiry. In relation to this point, where appropriate the Council's rebuttal proofs included a section on relevant planning history.

Question 4

Were the Local Plan Review Documents such as the Local Plan and background information written in plain English, easy to understand and jargon free?



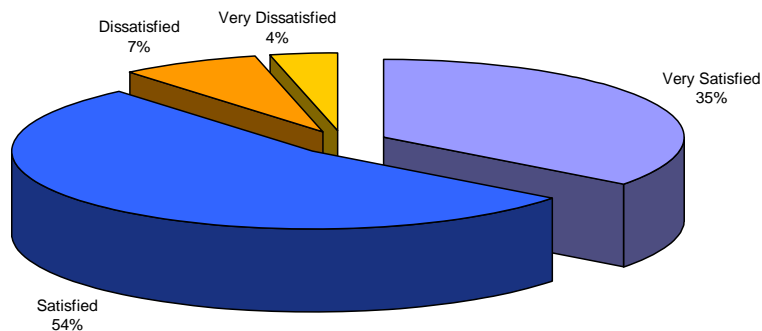
82% considered that the documents were easy to understand and jargon free. Of the 16% who were dissatisfied with the document, the reasons included:

- too long and repetitive;
- documentation tends to be biased towards the more educated in society;
- superficially in plain English but in reality jargon ridden;
- appeared to be poorly thought out.

As outlined previously consideration could be given to the production of summary documents or executive summaries to draw out key points in long documents. Many documents now contain a glossary or jargon buster to explain the planning terminology.

Question 5

How satisfied were you with the overall processing of your objection/s e.g. acknowledgement of objection/notification of progress, summary of objection/s, receipt of the Council's Statement?

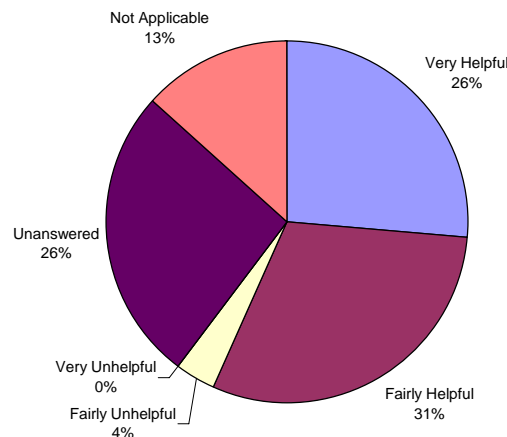


Overall 89% of respondents were very satisfied or satisfied with the overall processing of their representations.

One respondent was unhappy at the way the representation was summarised. However, it should be noted that summaries of an individual' representations was sent to the objector for checking and clarification prior to inclusion in the Council's statement. Other respondents considered that a site visit should have been undertaken. The Inspector and his assistant visited all objection sites as part of the Inquiry process. Generally, these were undertaken unaccompanied unless specifically requested).

Question 6

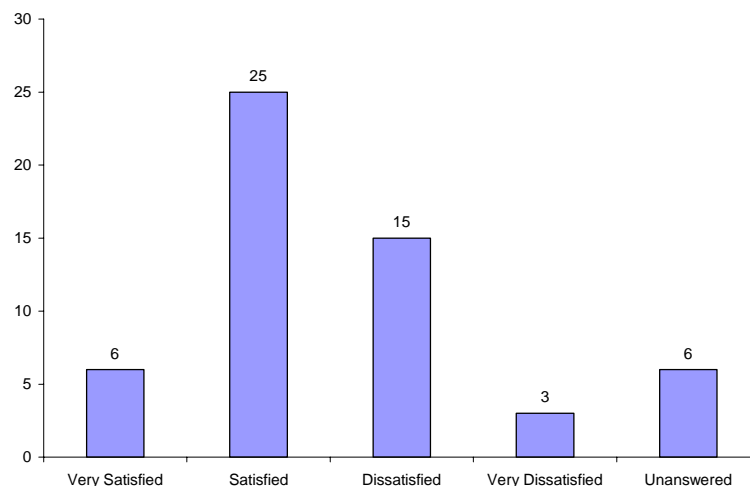
If you submitted further evidence in support of your objection, how helpful was the information provided by the Programme Officer to prepare your statement and in outlining the procedures for written representations/attendance at Inquiry?



57% of respondents considered that the information provided by the Programme Officer was helpful. One respondent considered that the Programme Officer had placed the onus on the objector to get themselves through the Inquiry. The use of simplified documents and plain English may assist this process in the future.

Question 7

Were you satisfied the issues raised in your objection/s were fully addressed in the Council's written responses to the Inspector (notwithstanding that you may not have agreed with the Council's views)?



While there was generally a high level of satisfaction with the Council's response, a number of concerns were raised including:

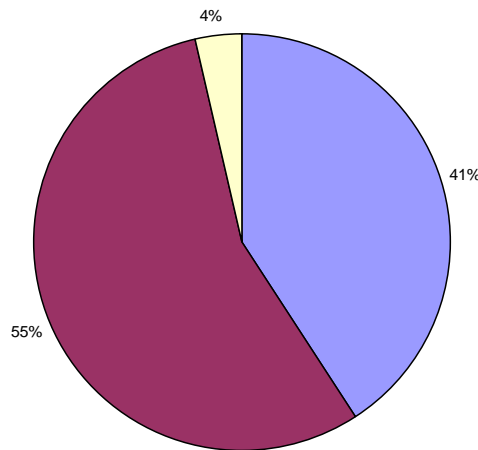
- specific comments about the objections raised;
- the use of standard responses;
- answers too technical for the general public to understand;
- the late availability of the House Extensions SPD as this would have supported the objector's case;
- the administration process was ok but the Council failed to address the issues raised by the objector;
- planning history on objection site was poorly researched.

We have acknowledged that planning documents need to be written in plain English and will consider producing summaries for long reports. The use of a glossary or jargon buster will be included where appropriate.

With regard to the differing opinions on the merits of the objections, this is the role of the Inspector to decide. His conclusions will be outlined in his binding report anticipated April 2006.

Question 8a)

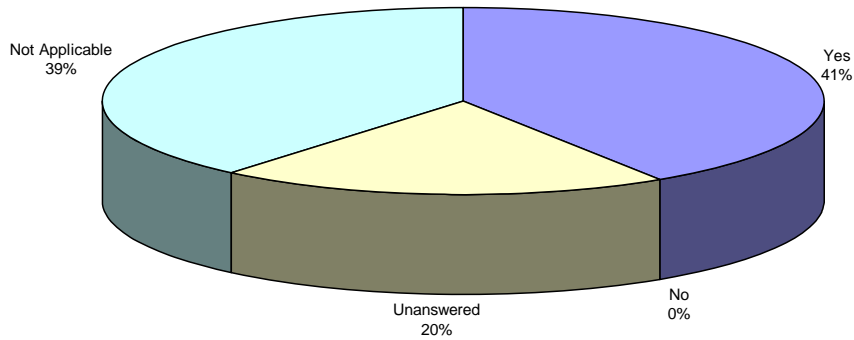
Were you aware of the Background Papers by the Council to inform the Round Table Sessions on the District Strategy, Housing Land Provision and Employment?



55% of respondents were aware of the Background Paper. However, 41% were unaware despite the Programme Officer informing objectors as part of the notes on the Pre-Inquiry Meeting. 4% did not answer the question. Previous concerns about the use of technical terms, plain English and the length of the documents are noted.

Question 8b)

**Were you aware of the Background Papers by the Council to inform the Round Table Sessions on the District Strategy, Housing Land Provision and Employment?
If yes, was the level of information they contained helpful?**

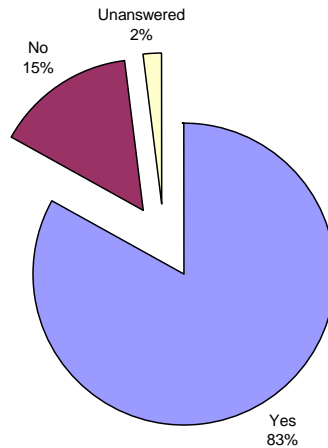


The availability of the Background Papers was outlined at the Pre-Inquiry Meeting and in the written notes sent out following the meeting to all objector's. The documents themselves were also made available on our website. In the future, a more detailed explanation of the purpose of the documents and key contents could be provided to illustrate their role in informing the Public Local Inquiry and in supporting the Local Plan Review.

In relation to the answers being too technical, the Council had to ensure that its defence (rebuttal statements) were as robust as possible. This did mean in many instances having out of necessity to produce very lengthy, detailed and technical statements to address all the issues raised by an objector. The concluding comments of the Inspector outlined at the end of this appendix should be noted.

Question 9

Were you satisfied that you had sufficient opportunity to respond to the Council's statement on your objections?

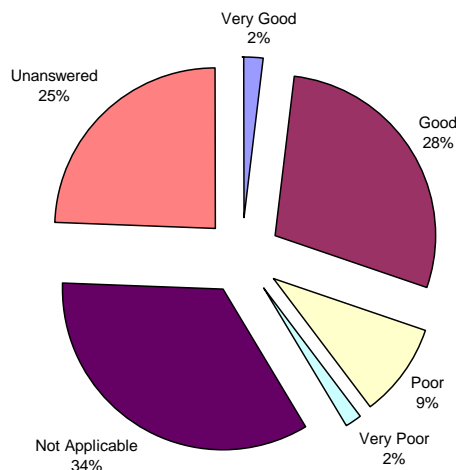


One respondent felt that a greater emphasis should have been placed on negotiation to resolve objectors. The Council did undertake negotiation on objections which were submitted at the First Deposit Stage. However, the Council was unable to make Pre-Inquiry Changes following the Second Deposit Plan. Therefore, negotiations on second deposit objections took place only where it was considered that the objection could be removed. However, the time taken to do this needed to be balanced against the need to respond to the Inspector's deadlines for responding to objector's evidence.

Question 10a) If you attended the Public Local Inquiry, how did you rate the experience

29% found the experience good compared to 9% who thought it was poor. A number of comments raised, relate to the venue of the Inquiry and are dealt with in question 10b). Some respondents felt that there should have been more explanation of the format of the hearing on the day that their objections were heard by the Inspector.

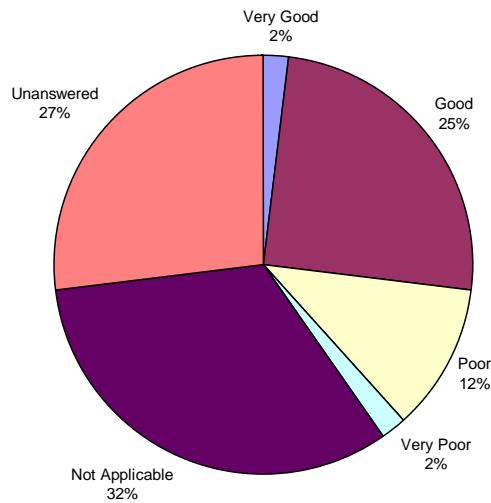
Question 10b) How did you rate Priory Lodge Hall or the Council House for the venue?



The majority of representations were dealt with by written representations so this question was not applicable to a large number of responders. A number of comments considered that a larger venue should have been chosen for the Pre-Inquiry meeting.

Question 10 c)

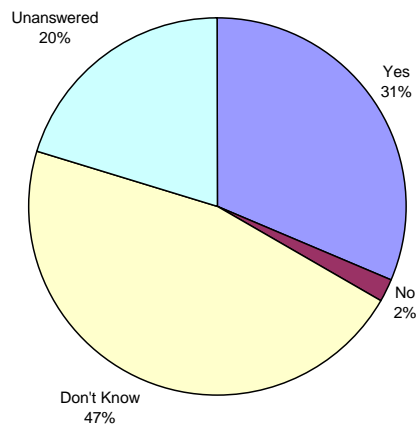
How did you rate the performance of the Council's team?



Of those who felt that the performance of the Council's team was poor, the main concern was that the team did not appear to be interested in their case.

Question 11

If your objection/s were dealt with by written representations, are you satisfied that the Council provided the same service as those appearing at the Public Local Inquiry?



This question only applied to a limited number of responders who submitted both written representations and appeared at a hearing. Of those who used both methods, objectors considered they were treated equally fairly and efficiently.

Closing Comments of the Inspector

The above comments particularly in relation to the organisation of the Public Local Inquiry and the nature of the Council's evidence should be considered alongside the closing comments of the Inspector. The Inspector praised the Council for the quality of the material produced, the standard of evidence and the efficient running of the Inquiry.

FEEDBACK SHEET TELL US WHAT YOU THINK

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 Development Plans and Conservation
 Malvern Hills District Council
 Council House
 Avenue Road
 Malvern WR14 3AF

Or e-mail your comments to: devplans@malvern hills.gov.uk All information will be used for internal monitoring purposes only. Or telephone our Customer Service Centre on (01684) 862151.

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It was informative		
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