

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

**December 2006**

Final Version:  
Adopted 5<sup>th</sup> December 2006





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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 requirements in 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 is available on the Council's website ([www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)).

**COI**      **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 revised Community Strategy for Malvern Hills District is currently being prepared by Vision 21 the Malvern Hills Partnership. This group consists of representatives from public, private, voluntary and community sectors.

**DCLG**      **Department of Communities and Local Government**

The DCLG was created on 5<sup>th</sup> May 2006 and replaces the Office of the Deputy Prime minister. It is the main source of national planning policy and is charged with building the capacity of communities to shape and protect their own future.

**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 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 outline detailed planning policies and will be used to determine planning and land use issues in the District.

- 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](http://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](http://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**  
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](http://www.malvern hills.gov.uk).
- NGP New Growth Points**  
This is a Government initiative designed to provide support to local communities who wish to pursue large scale and sustainable growth, including new housing, through partnership with Government. Worcester has been identified as a New Growth Point. The Government is entering into a long term partnership with Worcestershire County Council, Worcester City Council, Wychavon District Council and Malvern Hills District Council, subject to the statutory regional and local planning policies.
- 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.communities.gov.uk](http://www.communities.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 DCLG website [www.communities.gov.uk](http://www.communities.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 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.
- UCO**      **Use Classes Order**  
A statutory instrument within the Town and Country Planning legislation. It defines various classes of use for buildings or land. Classifications include:
- | <b>UCO</b> | <b>Classification Description</b>   |
|------------|-------------------------------------|
| A1         | Shops                               |
| A2         | Financial and Professional Services |
| B1         | Business                            |
| B2         | General Industrial                  |
| B8         | Storage and Distribution            |
| C1         | Hotels                              |
| C2         | Residential Institutions            |
| C3         | Dwellings                           |
| D1         | Non-residential Institutions        |

D2 Assembly and Leisure

(Note: This list only includes Use Classes monitored as part of the AMR)

**WCC**      **Worcestershire County Council**

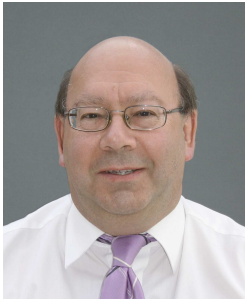
**WCSP**      **Worcestershire County Structure Plan**

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

**WMRA**      **West Midlands Regional Assembly**

## Foreword

Councillor John Raine  
Planning and Sustainability Portfolio Holder



I am delighted to be able to present to you the second Annual Monitoring Report (AMR) for the Malvern Hills District which covers the period 1 April 2005 to 31 March 2006. 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 2005 and October 2006 revised (Section 4) and assesses the effectiveness of our planning policies set out in the Malvern Hills District Local Plan Adopted January 1998, the Leominster (Tenbury Area) Local Plan March 1999 and the Malvern Hills District Local Plan Adopted July 2006. 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 2006 was the ongoing work on the Malvern Hills District Local Plan which was adopted in July 2006.

Other key achievements include the adoption of our Statement of Community Involvement in April 2006. This document sets out how we will involve the community and other organisations in planning matters and in the production of planning documents. We also adopted Supplementary Planning Documents on Reuse of Rural Buildings and Concept Statement – Malvern Hospital, Lansdowne Crescent.

The West Midlands Regional 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 2005 – 2006 are outlined following this section. Section 6 outlines how we have used our Local Plan policies in determining planning decisions.

We have continued to review our existing monitoring as part of our commitment to continuous improvement. Details are outline in section 7.

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 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](http://www.malvern hills.gov.uk).

A handwritten signature in black ink, appearing to read 'John Raine'. The signature is fluid and cursive, with a long horizontal stroke at the bottom.

**Monitoring Indicators 2005 – 2006** (Key on next page)

05/06	04/05		<b>Core Output Indicators</b>
☺	☺	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.
05/06	04/05		<b>Local Indicators</b>
☺	☺	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 <sup>2</sup>
?	?	7	Amount of hotel development (Use Class C1) gross internal floorspace m <sup>2</sup> 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.
☺	–	19	Number of Health Care Facilities including Nursing Homes and Supported Homes.

**Key:**

- ☺ Moving towards sustainable development,
- ☹ Moving away from sustainable development,
- ? Not enough data to make an assessment,
- Indicator not used.

## SECTION 1 INTRODUCTION

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- 1.1 This is our second Annual Monitoring Report (AMR) and it will form part of our Local Development Framework (LDF). It covers the period 1 April 2005 – 31 March 2006. As each AMR is produced it will allow an assessment of trends which can be used to inform and direct policy decisions and identify policy effectiveness.
- 1.2 The AMR will also inform our revised Local Development Scheme (LDS) likely to be published in February 2007. Feedback from the Government Office for the West Midlands recommends that the monitoring period for the LDS is extended wherever possible to December 2006 to allow the current position on document production to be outlined. This is set out at Section 4.
- 1.3 It is a statutory requirement to produce an AMR <sup>(\*)</sup>. Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. The AMR is produced in December every year.
- 1.4 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 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 Local Plan and through reference to relevant indicators identified through West Midlands Regional Returns. This will assist in assessing the soundness of our planning documents and 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 (Section 7).
- 1.5 Progress outlined under Section 4 (LDS Implementation) and Section 5 (Regional and Local Performance Indicators) will form part of future Planning Delivery Grant (PDG). Assessment. PDG is funding awarded by the Government for good performance measured against defined milestones/targets. (Source: PDG 2007/2008 Proposed Allocations Criteria)
- 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

\*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).

as Vision 21 and Worcestershire County Council will be a key factor in achieving this goal.

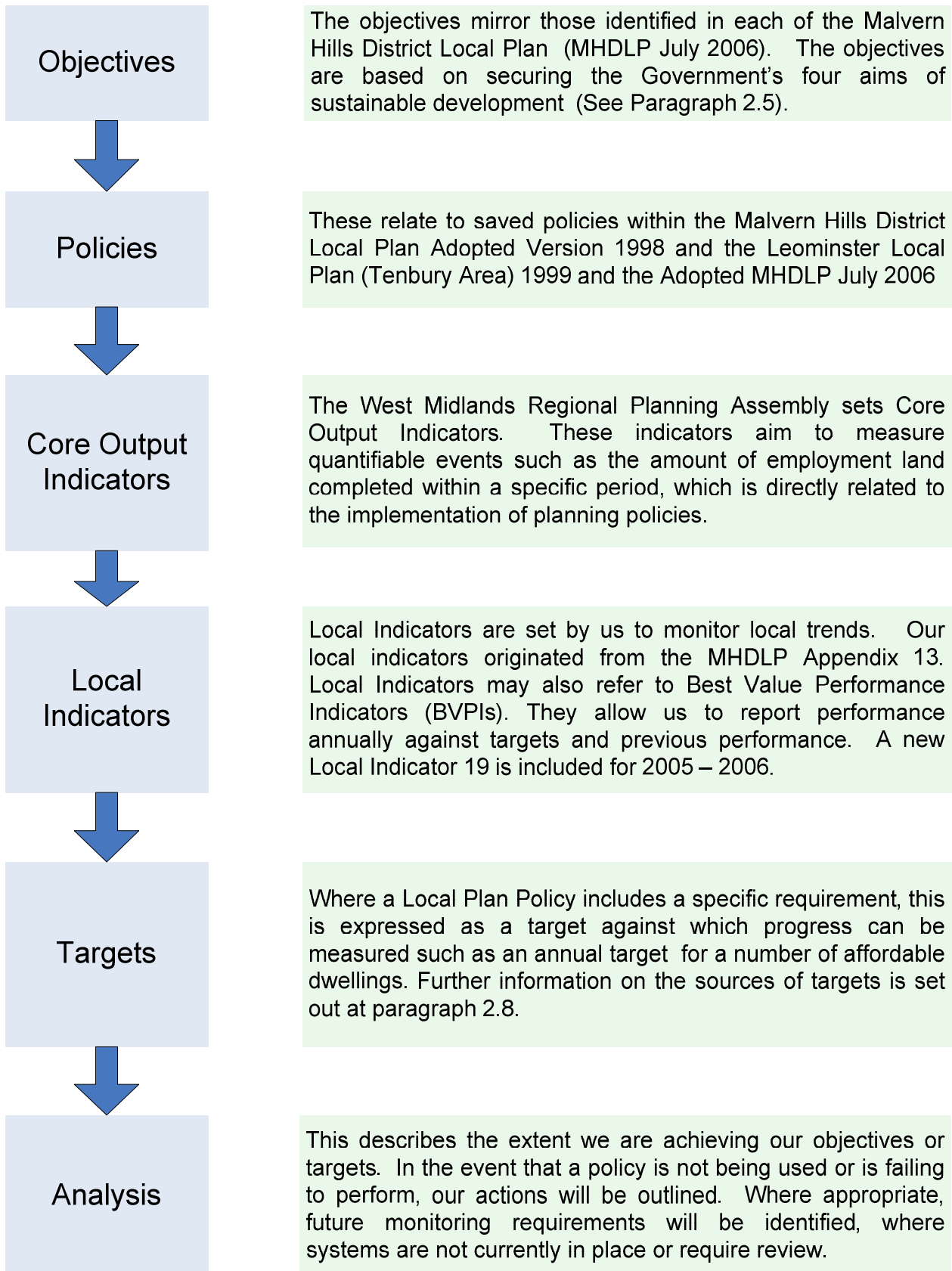
- 1.8 Following submission to the Secretary of State, we will make copies of the AMR available at our Customer Service Centre (for contact details see Section 9) and publish it on our website. [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)
- 1.9 Your feedback on this document will be invaluable.
- 1.10 The Malvern Hills District Council Planning Committee approved the AMR for submission to the Government Offices on 5 December 2006. A copy of the covering report, minutes and AMR can be found on our website [www.malvern hills.gov.uk](http://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

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- 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 2006, see our website: [www.malvern hills.gov.uk](http://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 of Planning Services recommended the production of a monthly monitoring programme. This recommendation has been implemented and is reported to the Council's Senior Management Team. The monthly report provides an additional mechanism for monitoring performance and will assist in identifying whether LDS milestones are being achieved allowing actions to be undertaken at the earliest opportunity.
- 2.2 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.
- 2.3 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 . 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.
- 2.4 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.

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



- 2.6 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 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);
  - area of development allowed within a Local Nature Reserve (LNR), Site of Special Scientific Interest (SSSI) or Special Wildlife Site (SWS) (this has been adhered by Core Output Indicator 8).
- 2.7 Revised indicators and targets may emerge as new development plan documents and local development documents are produced or in response to Government recommendations/initiatives. We will seek to address any gaps or report on new indicators as part of future monitoring reports.
- 2.8 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 2006 and its Priority Plans. These are measured through a combination of best value performance indicators, public service agreements, PDG indicators and local indicators. An example of an indicator is to increase the number of additional affordable housing units (source: The Council Plan 2006 page 9);
  - targets established by various policies in the Plans themselves such as the level of new housing and employment land provision over the Plan period.
- 2.9 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.
- 2.10 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.

- 2.11 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.
- 2.12 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 July 2006 is the main tool we use to make land use and planning decisions. The assessment of policy performance is consequently focussed on this Plan.
- 2.13 Where appropriate, information will be presented graphically to assist the reader.

## SECTION 3 SETTING THE CONTEXT FOR MALVERN HILLS DISTRICT

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- 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. Section 8 provides 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 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.**

To help guide the reader through this section all contextual information will be accompanied by the relevant indicator.

### 3.4 **Key Policy Issues for monitoring/review.**

#### **Development Strategy**

- the RSS Review (paragraphs 3.18 – 3.23) will provide an overall policy framework for the future development strategy of the Malvern Hills District and South Worcestershire generally. Policy decisions will be about the future capacity of parts of the district to accommodate development and the level and distribution of local needs;
- limited development capacity within the administrative boundary of Worcester City to accommodate future growth is likely to have cross boundary implications for the Malvern Hills and Wychavon Districts. This will be addressed through the production of a South Worcestershire Joint Core Strategy (See Section 4);
- the recent decision to produce a South Worcestershire Joint Core Strategy will demand some changes and enhancements to information/dates gathering requirements and consultation to ensure the robustness of the document and spatial evidence;
- the production of a Strategic Flood Risk Assessment (SFRA) will form an essential part of the evidence gathering on the Core Strategy and will provide further contextual information to inform policy decisions (paragraphs 3.8 – 3.10).

#### **Economic Prosperity**

- the Central Technology Belt (CTB) and the role of QinetiQ continue to form an important part of in Malvern Hills employment portfolio (paragraph 3.32);
- there is continued national and regional support to encourage the diversification of the rural economy. This has particular significance in the Rural Regeneration Zone (paragraph 3.31);

- it will be necessary to assess whether the current review of the West Midlands Regional Economic Strategy gives rise to additional monitoring requirements for the district and South Worcestershire.

### **Quality of Life**

- there is increased focus on climate change at national, regional and local level including emerging priorities within the community strategy review for the district. The Council's declaration on climate change will have implications across the whole of the Council's services and future planning policies.

### **Sustainable Transport**

- the requirement to address existing and future transport and infrastructure requirements arising from RSS growth allocations will require joint working with Worcestershire County Council, Worcester City and Wychavon District Council. In particular, stronger links will be required between the Local Transport Plan and the Local Development Framework.

### **Community Needs**

- the continued increase in house prices and its impact on affordability levels remains an issue for the District. The affordability threshold set out in the Council's Affordable Housing Supplementary Planning Guidance has been revised in the light of this. Ongoing work on the South Worcestershire Housing Market Assessment (paragraph 3.16) and subsequent refinement across South Worcestershire to provide district wide data will inform the production of an Affordable Housing SPD (detailed in Section 4);
- there are increased demands to provide information regarding the needs of Gypsies and Travellers to support both regional policy developments and local development plan production (e.g. GTAA production);
- the high percentage of the population at retirement age has highlighted a need for future planning policies to consider the provision of specialist accommodation to meet the needs of this group. Consideration is being given to the production of SPD on health care facilities.

### **Development Strategy – Location of New Development Indicators**

The following information provides background information for **local Indicators 1 and 2**, which 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.

- 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. The detail of the development strategy for the Malvern Hills District is set out in the MHDLP

Adopted July 2006. This document can be viewed at our Customer Service Centre, Library or on our website [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk).

<p><b>Malvern with respect to the Regional Spatial Strategy:</b></p>	<p><b>Malvern with respect to the Worcestershire County Structure Plan</b></p>
<ul style="list-style-type: none"> <li>• Not identified on the Spatial Strategy Diagram.</li> <li>• Not included in the list of regionally significant Town and City Centres (25) listed under Policy PA.11.</li> <li>• 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).</li> <li>• Includes wards that fall within the Rural Regeneration Zone (Policy RR2).</li> </ul>	<ul style="list-style-type: none"> <li>• A main urban settlement where development should be concentrated (Policy SD.6);</li> <li>• A District Centre with respect to the retail hierarchy for Worcestershire's town centres established by Policy D.3.</li> </ul>
<p><b>Tenbury and Upton are:</b></p>	
<ul style="list-style-type: none"> <li>• Identified on the WCSP Key Diagram as 'other settlements', but they are not individually identified within WCSP policy for the purposes of accommodating development;</li> <li>• Interpreted as being 'rural settlements' under the provisions of Policy D.14 (paragraph 6.51);</li> <li>• Identified as urban areas containing town centres under Policy D.26, which addresses office development.</li> </ul>	

**3.7 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 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.

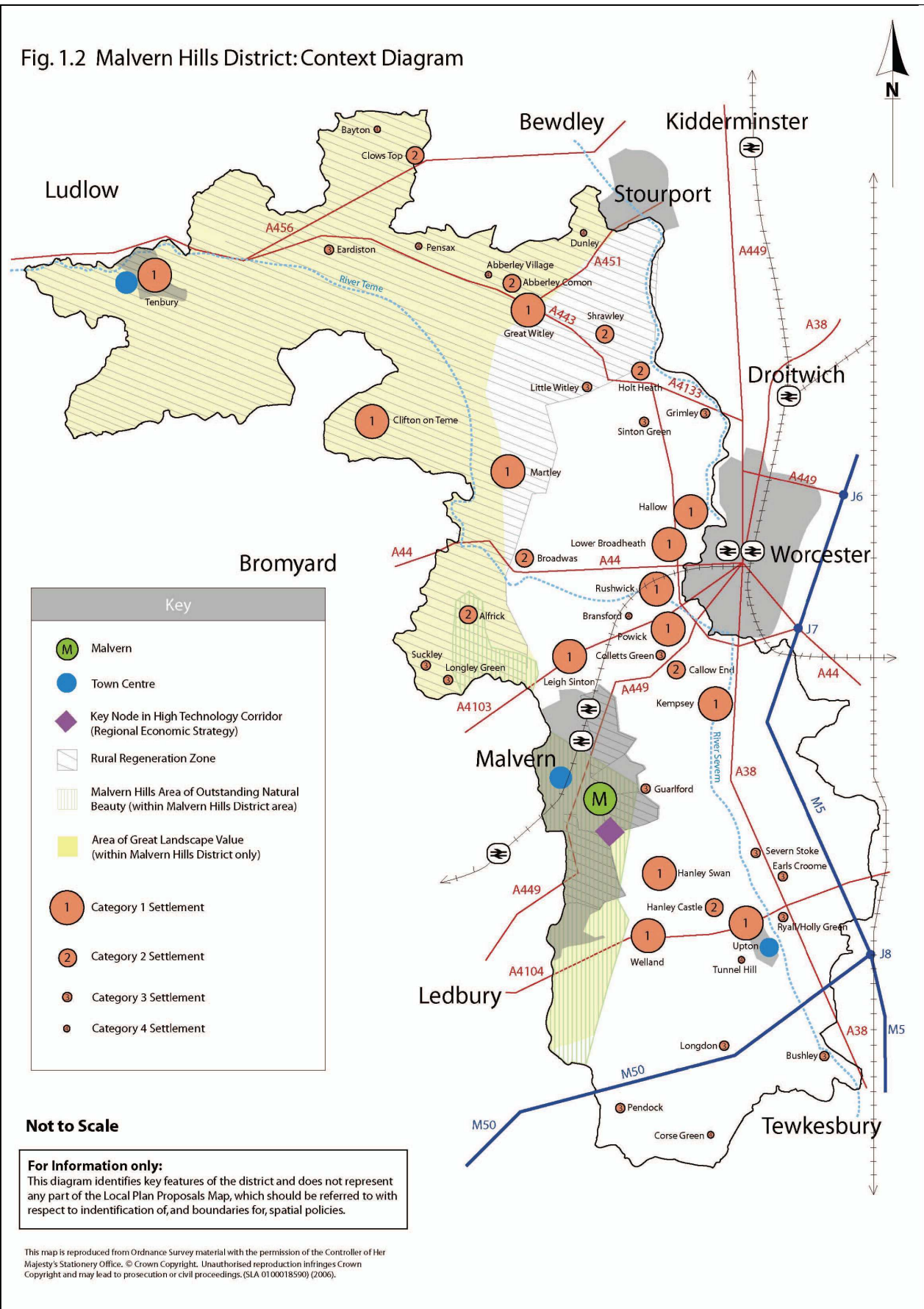
**Flooding Indicators**

The following data 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*). This information is provided by the Environment Agency.

- 3.8 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](http://www.environment-agency.gov.uk).
- 3.9 For the period 1 April 2004 – 31 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.
- 3.10 PPG25, Draft PPS25 and MHDLP Policy DS16 Development and Flood Risk provide more information on planning policy requirements in flood risk areas.

The Malvern Hills District at a Glance

Fig. 1.2 Malvern Hills District: Context Diagram



### Meeting Strategic Housing Land Supply Indicators

The following information helps to set the context for **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*) and **Local Indicator 19** (*Number of new health care facilities including Nursing Homes and Supported Housing*).

#### 3.11 Population Statistics

Population Statistics 2005 / 2006	Malvern Population	Worcestershire Population	Source
Population	75,100	555,832	ONS (mid 2005)
% of pop Male	49%	49%	ONS (mid 2005)
% of pop Female	51%	51%	ONS (mid 2005)
% of pop aged 18-64 (Male)	28%	30%	ONS (mid 2005)
% of pop aged 18-59 (Female)	25%	28%	ONS (mid 2005)
% of pop at Retirement Age	21%	20%	ONS (mid 2005)
% of pop Under 5	4%	4%	ONS (mid 2005)
% of pop between 20-29	7%	10%	ONS (mid 2005)

- 3.12 Although the percentage of the population at retirement age has decreased when compared with the population estimate for 2004, the high level of retired persons remains an issue for the district. To support this, Worcestershire Primary Care Trust has highlighted a need for future planning policies to consider the provision of specialist accommodation such as sheltered or very shelter housing. This may result in a future SPD. 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.
- 3.13 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 from Worcestershire, as the largest minority ethnic group in Malvern Hills District is the Chinese group. Where as the Pakistani group is the largest in Worcestershire. The need to ensure that 'hard to reach groups' are involved in planning decision has been addressed through the Council Statement of Community Involvement. This can be viewed on our website: [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)

### Household Composition, Supply and Demand Indicators

The following data helps to set the context for **Local Indicator 5** (*Mix of sizes of housing*) which will assist in monitoring whether the supply of new housing is meeting the needs of the District. **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.

#### 3.14 Key Facts

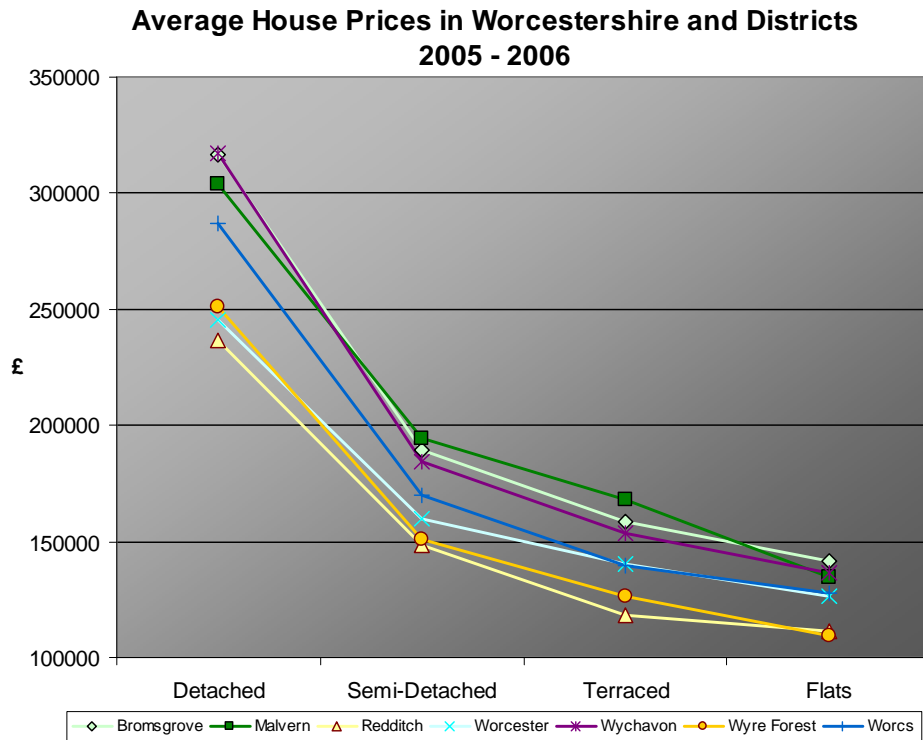
Household Composition, Supply and Demand	Data 2004 - 2005	Data 2005 -2006	Source
Households in Malvern District	32,252		Valuation Office March 2005
One person pensioner households	5115		2001 Census

All Pensioner households	29.4%		2001 Census
Single person households	28% (31.5% 2011)		W.C.C. 2003
Housing units total provision target	260pa		WCSP 1996 - 2011
Average Housing units built	275 (96/05)	266 (96/06)	MHDC HLA Report
Affordable Housing Targets 2005 - 2010	20pa Rural 30pa Urban		Housing Strategy
Average Affordable Housing delivered	57pa (00/05)	50pa (00/06)	Housing Strategy
Homeless applications	303	152	Housing Strategy

- 3.15 Table below shows the house price for the years 2004 to 2005 and 2005 to 2006. The following graph (overleaf) compares the average house prices throughout the County.

<b>MHD House Prices (Average)</b>	<b>2004 - 2005</b>	<b>2005 -2006</b>	<b>Source</b>
<b>Detached</b>	£300,856	£304,191	Land Registry 05/06
<b>Semi-detached</b>	£186,131	£194,392	Land Registry 05/06
<b>Terraced</b>	£164,825	£168,014	Land Registry 05/06
<b>Flat / Maisonette</b>	£132,213	£134,383	Land Registry 05/06

- 3.16 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 since the 2002 Assessment was carried out in the amount, type and distribution of both housing need and housing supply. This year's AMR will be using data gathered from 2004 assessment. Joint working is currently being undertaken on the South Worcestershire Housing Market Assessment (SWHMA). This work will be used to inform an updated Malvern Hills District Council HNA. Information from the HNA informs the Council's Housing Strategy and its affordable housing policies contained in 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. A key finding of the report notes that the rise in house prices has not been adequately matched by a rise in incomes in order to maintain previous levels of affordability. On the basis of this together with up to date earnings information, the Council has reviewed its affordability threshold set out in its Affordable Housing SPG. The revised affordability threshold was approved by the Council's Planning Committee on 3 October 2006. Details can be found on our website [www.malvernhills.gov.uk](http://www.malvernhills.gov.uk)
- 3.17 As part of the SWHMA, an additional assessment will be made of housing needs of Gypsies and travellers. This information will be used to inform Phase III of the RSS and the Council's own policies. Information from this source may necessitate implementation of a new monitoring system to track progress in meeting these needs.



### Housing Completions and Supply

- 3.18 Work has commenced on the West Midlands Regional Spatial Strategy (WMRSS) Phase II Revisions. The purpose of the initial consultation on Phase II is to develop spatial options on different approaches to what could happen where and when within the regional, particularly with regard to levels of housing growth and associated developments. The housing implications of the RSS revisions will require the Council to revise its future development strategy in the light of growth options allocated for the Malvern Hills District. See Section 4 on South Worcestershire Joint Core Strategy.
- 3.19 It is also acknowledged that due to limited development capacity within Worcester City, any significant growth apportioned to this area is likely to necessitate cross boundary development. This clearly could have further land take implications for the land adjacent to the city within the Malvern Hills and Wychavon District's. Recognition of this issue has led to consideration of a Joint South Worcestershire Core Strategy. Details of which are included in Section 4.
- 3.20 The Worcestershire County Council Structure Plan currently allocates 3,900 new dwellings to the District over the period 1996 – 2011.
- 3.21 For the period 2005 – 2006, there were 178 housing completion, down from 248 for the previous year. This is also below the Malvern Hills average for 1996 – 2006 of 266 completions. However, windfall development continues to exceed the WCSP allowance of 179 dwellings per annum and for 2005 – 2006 equated to 204 dwellings (Source: HLA 2006) representing a total of 627 dwellings for 01/05/2005 to 31/03/2011. On the basis of our completions, commitments (dwellings with planning permission which are outstanding or under construction and allocated housing site) and windfalls, we anticipated a potential oversupply of 369 dwellings above the WCSP requirements.

- 3.22 Further details of the Council's housing land supply are detailed in the Housing Land Availability Report 2006.
- 3.23 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 Indicators

The following information helps to set the context for **Core Output Indicators 1a, 1b, 1c, 1d, and 1e** and relates 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.

- 3.24 Our primary sources of data information are gained from our Economic Development Team, Worcestershire County Council Research and Intelligence unit and the 2001 Census.

<b>Economic Profile</b>	<b>Data 2004 - 2005</b>	<b>Data 2005 -2006</b>	<b>Source</b>
Employment rates	34,519		2001 Census
Unemployment rates	1.3%		2001 Census
Proportion of 18-64 in employment	76.6%	78.1%	Annual Population Survey 2005
Average Hourly earnings	£10.30		2001 Census
Main shopping centres	Great Malvern Malvern Link Bernard's Green Tenbury Wells Upton Upon Severn		MHDLP
Largest Employers approximately	QinetiQ - 2,500 Elizabeth the Chef - 440 Automated Packaging 180		Economic Development Department
Local Jobs	25,470		2001 Census
Distribution / Transport (retail, hotels, communications)	27%		2001 Census
Banking & Professional Services	25%		2001 Census
Health, Education & Public Administration	25%		2001 Census
Agriculture	4.3%		2001 Census
Manufacturing	14.6%		2001 Census

- 3.25 Monitoring information is also 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.

### **Economic Activity**

- 3.26 63% of people in the District aged 16-74 are currently employed, this is slightly lower than the overall percentage for Worcestershire of 66%. 0.5% of the workforce is classed as long-term unemployed.

### **Qualifications**

- 3.27 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**

- 3.28 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).
- 3.29 Since 1996, employment completions have varied widely from year to year. Although the 2005 – 2006 total of 3.07 hectares is down from 7.6 hectares in the previous year, it is only slightly below the average of 3.9 ha per annum over the period 1996 – 2006. Further details on 2005-2006 employment completions can be found in the 2005-2006 Employment Land Availability Survey. This is available to view on our website: [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)
- 3.30 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.
- 3.31 Two important components contained within the RSS of particular significance for the MHDLP are the Rural Regeneration Zone and Central Technology Belt. The Central Technology Belt comes under RSS policy PA3 and aims to encourage the diversification of the rural economy.

### **Economic Prosperity Indicators**

The following information helps to set the context for:

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

**Core Indicator 8** Change in areas and populations of biodiversity importance. This 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.

- 3.32 The Council plans to undertake a retail assessment as part of the evidence gathering for the production of its Core Strategy. Work on the assessment is planned for January 2007 subject to financial resources. At the current time, retail information is provided by the Malvern Hills District Retail Survey 2004.
- 3.33 Policy EP10 contained within the 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.
- 3.34 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;
  - Elgar's 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
- 3.35 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.
- 3.36 Maintaining the balance between encouraging economic development and protecting the quality of environment is a key consideration in the MHDLP and is reflected in the Local Indicators identified.

#### Quality of Life Indicators

The following information helps to set the context for:

**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 8** Changes in area and population of biodiversity importance.

**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.

- 3.37 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 east 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.

- 3.38 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 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.
- 3.39 Malvern Hills District has 1,112.25 ha of SSSI. MHDLP Policy QL16 provides protection for SSSI's.
- 3.40 Examples of Malvern Hills District's high quality built environment and natural environment include:

Quality of Life	Data	Source
Listed Buildings	1800	MHDLP
Ancient Monuments	61	MHDLP
Conservation Areas	21	MHDLP
Historic Parks	6	MHDLP
Area of Outstanding Natural Beauty	104 km <sup>2</sup>	MHDLP
Tree Preservation Orders	367*	MHDLP
Sites of Special Scientific Interest	47	MHDLP
Local Nature Reserve	1	MHDLP
Special Wildlife Sites	191	MHDLP

\* 2004-2005 figure of 400 TPO's was an error.

### Public Open Space

- 3.41 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).

- 3.42 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
<b>TOTAL</b>	<b>640.2</b>	<b>440.5</b>	<b>69</b>

Source: A Playing Pitch Strategy for Worcestershire

- 3.43 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. In accordance with PPG,17 an audit of open space, sport and recreation needs commenced in mid 2006 (See paragraph 5.42).

### Climate Change and Renewable Energy

#### 3.44 International Targets

One of the key aims for The European Sustainable Development Strategy (2005) is to bring about a high level of environmental protection. The 2005 Strategy focuses its actions on the key challenges of Climate Change and clean energy.

#### National Targets

- 3.45 The Government has set a number of targets to reduce releases of greenhouse gases, including CO<sub>2</sub>. They include:
- reducing the UK's CO<sub>2</sub> emissions by 60% from a 1990 baseline by 2010;
  - reducing CO<sub>2</sub> emissions by 60% by 2050 and the creation of a new independent carbon committee (Source: Climate Change Bill, Queen Speech 15 November 2006)
  - reducing UK greenhouse gas emissions by 12.5% below 1990 levels by 2008-2012 (a legally binding agreement under the Kyoto Protocol);
  - supplying 10% of electricity from renewable sources by 2010 and 20% by 2020; and
  - providing 10,000 megawatts (MW) of continued heat and power (CHP) by 2010.

- 3.46 The Stern Review on the Economics of Climate Change (October 2006 [www.dclg.gis.gov.uk](http://www.dclg.gis.gov.uk)) states that if the world does not take any action against global warming the global economy will be plunged into a recession roughly equalling 20% of the current global economy or £3.68 trillion. However, the report agrees that if action were taken now it would leave the cost to the global economy £184 billion, roughly 1%. The report sees the planning system and tough performance standards as key tools in the fight against global warming.

#### 3.47 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.
- The Labour Force Survey shows 15% of people living in Worcestershire mainly work from home. When compared against the national average this is a relatively high proportion.

Source: Area and District Profile and Worcestershire's Local Transport Plan 2006/2011.

#### 3.48 Average KgCO<sub>2</sub> per Dwelling 2006 (highest rank = highest emitter)

Local Authority	KgCO <sub>2</sub> / Dwelling	West Midlands Rank (out of 32)	Great British Rank (out of 386)
Bromsgrove	7,133	5	14
Malvern Hills	7,329	1	6
Redditch	5,841	15	147
Worcester	4,390	32	376
Wychavon	6,356	10	71
Wyre Forest	5,046	27	322

Source: Green City Report May 2006 [www.britishgasnews.co.uk](http://www.britishgasnews.co.uk)

- 3.49 The above table ranks Malvern Hills District as one of the highest residential dwelling CO<sub>2</sub> emitters in Great Britain. The Green City Report details several factors that can contribute to high emissions, these include:
- Space heating demand
  - Age and condition of housing stock
  - Occupancy of Housing
  - Consumer behaviour
  - Regional Climate
- 3.50 One of the reasons to account for high residential kgCO<sub>2</sub> per dwelling may be attributed to a higher percentage of people working from home (Labour Force Survey) outlined at paragraph 3.47. This however, needs to be balanced against the Local Plan objective of reducing car travel.
- 3.51 As part of its role in raising awareness of such issues on 14 – 15 October 2006, the Council hosted the “*Homes 4 Now*” exhibition designed to inform home owners of ways in which they could make their homes more sustainable and lessen their impact on the environment. Hundreds of residents attended over the weekend and the exhibition helped promote renewable energy / energy efficient schemes and raised public awareness.
- 3.52 The Council also approved a declaration on climate change on 7 November 2006 (Full Council meeting). This commits the Council to working towards the targets outlined at paragraph 3.45. The Council will also seek within the next two years to develop plans and partnerships to address climate change in accordance with locally defined priorities. This work will involve the development of additional monitoring indicators to assess the Council’s progress. The AMR will form part of the reporting process.

### Sustainable Transport Indicators

The following information helps to set the context for:

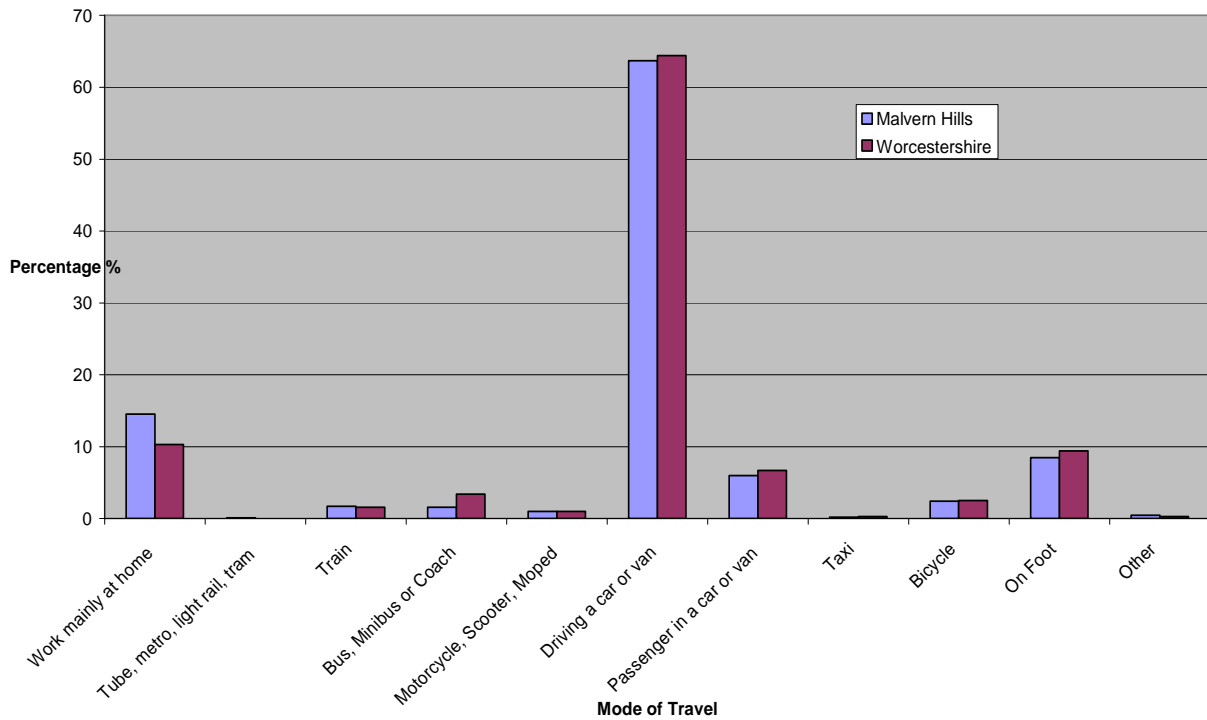
**Core Indicator 3b** percentage of new residential development within 30 minutes public transport time of a range of services.

Number of planning agreements which extend or provide cycle routes.

**Local Indicator 15** - number of applications which extend or provide cycle routes

- 3.53 Great Malvern Station and Malvern Link Station provide easy access to Hereford, Worcester and Birmingham (New Street) Stations. The A449 links Worcester to Malvern to Ledbury.
- 3.54 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. In addition, 33% said public transport has improved over the last three years, while 48% people surveyed said that it had remained the same.

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



3.55 Malvern Hills to Worcester is recognised as the second greatest key movement corridor in the county for travel to work journeys. 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. The Plan also recognises that traffic build up in Worcester directly affects the accessibility (A449) to Malvern.

- 3.56 Our 2006 Council Plan outlines a number of local transport objectives including:
- increase the number of people using public transport for their journeys and improve provision for pedestrians and cyclists;
  - establish a more user friendly transport system with joint ticketing, easy interchanging and a greater variety of transport serving all parts of the district.

### Community Needs Indicators

The following information helps to set the context for:

**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.

3.57 Community facilities in Malvern Hills District

Community Facilities	Data
Primary Schools	37
High Schools	5
Community Hospitals	2
GP surgeries	11
Dental surgeries & Dental access surgery	12 + 1
Theatres	2

Villages Halls & Community Centres	47
------------------------------------	----

- 3.58 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 MHDLP.
- 3.59 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.
- 3.60 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).



## SECTION 4 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

- 4.1 The Local Development Scheme forms a 3-year rolling programme of work and sets out when and what planning documents we will produce to guide land use and planning decisions in the future. The purpose of this Section is to monitor our progress in the production of the planning documents against key milestones specified in the LDS. Where we have not achieved our target, the reason is set out together with a revised timetable to be included in the LDS.
- 4.2 The current LDS was approved by Full Council on 5 September 2006 and became effective on 11 October 2006. It replaced the LDS approved on 14 December 2005 (effective date 15 March 2006).
- 4.3 As the AMR deals with the period 1 April 2005 – 31 March 2006, this Section will report on the progress of the documents outlined in both the LDS December 2005 and October 2006.
- 4.4 The documents covered in this Section are as follows:
- Malvern Hills District Local Plan
  - Statement of Community Involvement
  - Core Strategy DPD
  - Allocations DPD
  - Development Control Policies DPD
  - Developer Contributions and Planning Obligations SPD
  - Public Open Space DPD
  - Trees and Development SPD
  - Re-use of Rural Buildings SPD
  - Affordable Housing SPD
  - Lansdowne Crescent Concept Statement SPD
  - Education Contributions SPD

### Malvern Hills District Local Plan Review

#### 4.5 Current Position

The Malvern Hills District Local Plan (MHDLP) was adopted on 12 July 2006. It forms part of the Local Development Framework and will be saved for a minimum of 3 years.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Malvern Hills District Local Plan	July 06	12 July 06	Completed

#### 4.6 What Next

The MHDLP will eventually be replaced by the Core Strategy and associated DPDs, such as the Allocations DPD and Development Control DPD.

### Statement of Community Involvement

#### 4.7 Current Position

All targets set out in the LDS December 2005 with regard to the SCI were achieved with the exception of the anticipated date of receipt of the Inspector's Report. This however, did not impact on the target completion date for the SCI and it was adopted by Full Council on 26 April 2006. As a completed document, the SCI was deleted from the LDS programme outlined at October 2006.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Examination Period	Jan 06	Jan 06	⬆
Inspector's Report	March 06	21 April 06	⬇
Adoption and Publication	April 06	26 April 06	Completed

#### 4.8 What Next

The SCI monitoring indicators are set out in Section 6. Where monitoring indicates a substantial level of dissatisfaction amongst stakeholders in their involvement in the preparation of individual LDDs or planning application decisions or that key development targets are not being met because of the degree of public involvement, a review of the SCI will be undertaken.

#### Core Strategy DPD

#### 4.9 Current Position

The evidence gathering stage of the Core Strategy was timetabled to commence in July 2006 with the aim of starting production of an Issues and Options Paper January 2007. However, since the production of the LDS December 2005, ongoing discussions have been taking place between the Council, Worcester City Council, Wychavon District Council and Worcestershire County Council regarding the development of comprehensive and consistent proposals for the future growth of Worcester City. On 13 October 2006, the South Worcestershire Steering Group agreed that the production of a joint Core Strategy would be the best way to proceed. If approved, all of the partners' collaborative working arrangements are likely to be supported by an informal joint advisory committee. This will allow respective local authorities to exercise their powers under Section 28 of the Planning and Compulsory Purchase Act 2004 to prepare one or more joint local development documents aided by the South Worcestershire Steering Group.

- 4.10 Work commenced on scoping the pre-production /survey phase in July as outlined in the LDS timetable October 2006. However, due to the implications of the South Worcestershire approach, the evidence gathering is currently being re-scoped.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Pre-production/survey phase	July – Dec 2006		⬇

#### 4.11 What Next

In order to prepare a Joint Core Strategy for South Worcestershire, the Council, Wychavon District Council and Worcester City Council will need to revise their current LDSs to align a timetable for the joint Core Strategy document and any related DPDs such as the Site Allocations DPD. It is anticipated that Malvern Hills District Council will present its revised LDS to Planning Committee in early 2007, no later than February 2007. The other authorities are working to similar timetables. In the meantime, key areas of work which will be progressed include:

- scoping and commissioning joint studies to inform the evidence gathering stage and the Issues and Options Paper;
- agreed project plan including the identification of shared budget and staffing arrangements; and
- the production of a publicity and consultation strategy including awareness raising exercises to inform the wider public of the South Worcestershire approach.
- Consider how best to support the Core Strategy production through support provided through the New Growth Point programme.

**Allocations DPD****4.12 Current Position**

No milestones identified for 2005/2006.

**4.13 What Next**

In the light of the development of the joint Core Strategy, this area of work will need to be re-profiled and aligned with an agreed timetable for the joint Core Strategy. It is anticipated that consultation on the Preferred Options for the joint Core Strategy will provide the mechanism to consider the identification of a wider "Worcester Area" for plan making purposes and provide a vehicle for agreeing the extent and coverage of an associated Site Allocations DPD. No agreement has been reached at the current time on how this area of work should proceed. This information will be available as part of the Council's revised LDS February 2007.

**Development Control Policies DPD****4.14 Current Position**

No milestones identified for 2005/2006.

**4.15 What Next**

As with the Allocations DPD, this area of work will be re-profiled and aligned with an agreed timetable for the Joint Core Strategy. Details will be outlined in the revised LDS February 2007.

**Developer Contributions and Planning Obligations SPD****4.16 Current Position**

All targets with regard to this project have been achieved in accordance with the LDS 2005/October 2006.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	Jan – April 2006	Jan – April 2006	☺
Draft SPD and SA report issued for public participation as required by Regulation 17	July – August 2006	20 July – 31 Aug 2006	☺
Authority consideration of consultation representations	August – Nov 2006	Sept – Nov 2006	☺
Adoption and Publication	Dec 2006	Dec 2006	☺

**4.17 What Next**

The SPD was adopted by Planning Committee on 5 December 2006. Any person aggrieved by the SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the SPD. Any such application must be made no later than 3 months from the date of adoption.

**Public Open Space SPD****4.18 Current Position**

Delays in this project have been incurred due to the tender process and the appointment of consultants. Consultants were appointed to undertake an open space, sport and recreation needs assessment and audit in accordance with PPG17 in May 2006. An extensive consultation exercise commenced in June – Sept 2006. This included sending out a random sample of 1,000 household questionnaires split between 300 Malvern, 100

Tenbury, 100 Upton and 500 for the rest of the District. All Parish and Town Councils were sent questionnaires along with a range of sporting and recreation groups. Face to face meetings were also undertaken with various interest groups.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	March – April 2006		⊘

#### 4.19 What Next

The SPD preparation is wholly dependent upon the completion of the audit which will provide an essential evidence base for the preparation of the SPD. The audit is due to be completed in January 2007. Preparation of the draft SPD will commence January – April 2007. A revised Profile and timetable will be included in the Council's LDS February 2007.

#### 4.20 Trees and Development SPD

No milestones identified for 2005/2006. Production of the SPD is planned to commence in January 2007. However, this is now under review pending decisions on the staff requirements to support the development of the joint Core Strategy.

#### Re-use of Rural Buildings SPD

##### 4.21 Current Position

Despite initial milestones not being met, this document was still completed in accordance with the agreed LDS timetable. As a completed document, it was deleted from the LDS programme outlined at October 2006.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	Sept- Oct 2005	Oct – Dec 2005	⊘
Draft SPD and SA report issued for public participation as required by Regulation 17	Nov – Jan 2005	13 Jan – 24 Feb 2006	⊘
Authority consideration of consultation representations	March – May 2006	March – May 2006	⊙
Adoption and Publication	June 2006	15 June 2006	⊙

#### Affordable Housing SPD

##### 4.22 Current Position

The preparation of this document has incurred delays due to its dependence on the publication of the South Worcestershire Housing Market Assessment (HMA). The information is essential evidence to inform and underpin the SPD and was due to be available in November 2006. Preparation of the SPD is also dependent on evidence gathered from a District Housing Needs Assessment which will follow from the HMA.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	March – Nov 2006		⌚

#### Lansdowne Crescent Concept Statement

##### 4.23 Current Position

All targets were completed in accordance with the agreed LDS timetable. As a completed document, this project was deleted from the LDS programme outlined at October 2006.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Authority consideration of consultation representations	Jan – Mar 2006	Jan – Mar 2006	⌚
Adoption and Publication	April 2006	4 April 2006	⌚

#### Education Contributions SPD

##### 4.24 Current Position

This document is being produced jointly with the County Council and Districts. Consultation on the draft SPD runs from 6 November – 18<sup>th</sup> December 2006.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	May – Nov 2006	May – Nov 2006	⌚
Draft SPD & SA Report issued for public participation as required by Reg. 17	April 2006	6 Nov – 18 Dec 2006	⌚
Authority consideration of consultation representations	Jan – Mar 2007	-	-
Adoption and Publication	Jan – Mar 2007	-	-

##### 4.25 What Next?

Following the close of the consultation period on the draft SPD, the County Council will collate the responses with any responses required by specific local authorities forwarded for their attention



## 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 Assembly, Planning Delivery Grant Indicators and Local Indicators identified in the 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 MHDLP (adopted July 2006). Policy Monitoring for this period includes the Malvern Hills District Local Plan Adopted January 1998, the Leominster District Local Plan (LDLP) Tenbury area and the Malvern Hills District Local Plan Adopted July 2006.

### 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.

#### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
<b>Development Location</b>		
Housing Policy 2	A2	DS1 & DS2
Housing Policy 3		DS11, DS12 1-4 Settlements
Housing Policy 4		DS14
Employment Policy 7		DS15
Employment Policy 6	A36	EP6
Employment Policy 9		EP7
<b>Flooding</b>		
Environment Policy 9	A15	DS16

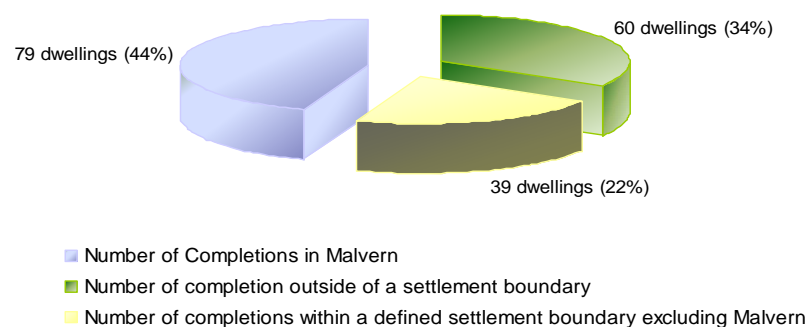
#### Key Achievements 2005 – 2006

- ✓ For the second year consecutively 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 (Local Indicator 1);
- ✓ Local Indicator 2 shows we are providing for a range of employment opportunities to meet the needs of the district and which assist in rural diversification.

### Location of New Housing Development Local Indicator 1 2005 – 2006

Number and percentage of dwellings committed within Malvern and sustainable rural locations (Source MHDLP)

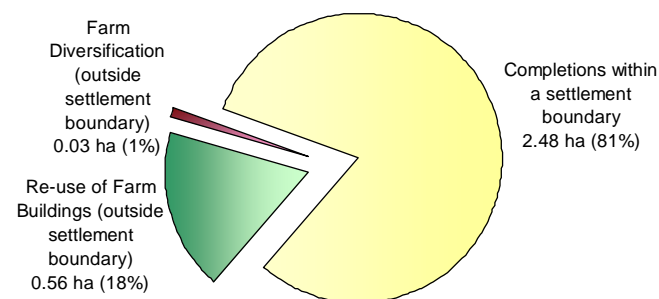
**Number and Percentage of Housing Completions  
2005 - 2006**



### Location of New Employment Development Local Indicator 2 2005 – 2006

Amount of employment development completed within and outside of a settlement boundary (Source MHDLP)

**Amount of Employment Development Completed  
within and outside of a Settlement Boundary  
2005 - 2006**



### Analysis of Local Indicator 1

5.2 66% of completions are within the urban area of Malvern and defined settlements in accordance with development strategy outlined in the current Malvern Hills Local Plan. Of the 34% completed outside of a defined settlement boundary, this includes applications for:

- replacement dwellings;
- change of use of existing rural buildings;
- rural Exception Sites;
- agricultural or forestry dwellings.

Proposals for these forms of residential development accord with national planning guidance, Development Plan policies and also assist in rural regeneration projects. Figures for the period 1996 – 2006 reflect a similar position with 41% of house completions built within Malvern and 59% of completions built with in rural areas.

### Analysis of Local Indicator 2

5.3 A total of 3.07 ha of employment land was completed in 2005 -2006. Of the 0.59 ha approved outside of the settlement boundaries, 0.03 ha relates to farm diversification schemes involving employment development associated with supporting the main farming enterprise and 0.56 ha relates to change of use of existing rural building for new employment uses. While the focus of 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.

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

**Flood Protection (Core Output Indicator 7) 2005 – 2006**

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

**Planning Applications Objected to by the Environment Agency 2005 – 2006**5.4 **Key Data**

App No	Type	Reason for E/A Objection	Outcome
05/01841	Residential - Minor	PPG,25 - Request for Flood Risk Assessment (FRA)	Refused
06/00038	Offices/Light Industry - Minor	PPG,25 - Request for FRA	Outline Application Granted
05/01037	Recreational Schemes - Minor	Culverting Proposals, however E/A withdrew previous objection following further conditions.	Permission Granted
05/01346	Caravan Sites - Minor	<ul style="list-style-type: none"> <li>• No Dry Access</li> <li>• Risk of Flooding</li> <li>• PPG,25 - Request for FRA</li> </ul>	Refused – Appeal in progress
05/00148	Caravan site - Minor	<ul style="list-style-type: none"> <li>• PPG,25 - Request for FRA</li> <li>• Risk of Flooding</li> </ul>	Appeal Withdrawn
05/00453	Residential - Minor	<ul style="list-style-type: none"> <li>• Loss of access to the development</li> <li>• PPG,25 - Request for FRA</li> <li>• Risk of Flooding</li> </ul>	Refused
05/00605	Agriculture - Major	Risk of Flooding, however owing to the temporary nature of the application E/A withdrew objection	Permission Granted
05/01149	Recreational Schemes - Minor	PPG,25 - Request for FRA. After a further topographical survey the E/A withdrew objection	Permission Granted

**Analysis**

5.5 The location of development in areas affected by flood risk is an important development strategy consideration. Initially eight applications were recommended for refusal by the Environment Agency on the grounds of potential risk of flood however three applications were granted permission following further conditions/surveys. One outline application has been granted contrary to the advice of the Environment Agency but only on the basis that a detailed flood risk assessment is carried out.

## DEVELOPMENT STRATEGY

### Objectives – Meeting Strategic Housing Land

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.

### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
Housing Policy 1	A47	DS4 – 7 & CN1
Housing Policy 12	A49	CN2
Housing Policy 11	A48	CN3
Housing Policy 17		CN6

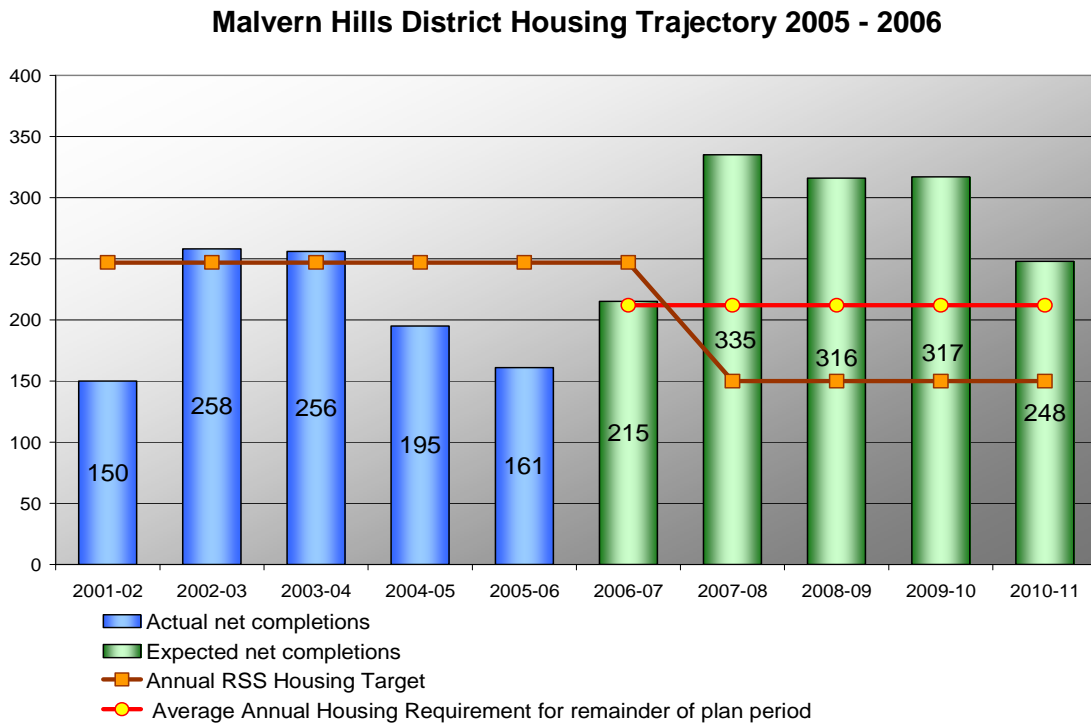
### Key Achievements 2005 – 2006

- ✓ 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);

### Housing Trajectory Core Output Indicator 2a 2005 – 2006

- 5.6 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.

## 5.7 Key Data

**Analysis**

5.8 A detailed analysis of the methodology used for calculating 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](http://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 (RSS). 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 trigger an appropriate review of the housing policies through the Local Development Framework process.

5.9 The housing trajectory has been compiled using net housing completions from April 2001 to March 2006 (blue columns). The projection to 2011 (green 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. The windfall allowance of 179 dwellings per annum is comprised of 120 dwellings for small sites and 59 dwellings for large sites (which exclude all allocated sites in the adopted Local Plan). This UCS methodology was supported and endorsed by the Local Plan Inspector and provides a realistic and prudent indication of future housing capacity. The Local Plan allocated sites of 536 dwellings is the latest position as indicated in the 2006 HLA and includes committed allocated sites (i.e. those with planning permission but yet to be completed). The estimate of the build periods for all the allocated sites has been made having regard to the information submitted by site owners to the Local Plan Inquiry in 2005 and local knowledge of the individual sites likely completion dates. As indicated by the green columns it has been estimated that the largest housing allocation (North Site) will be built out between 2007 and 2010.

- 5.10 The housing trajectory is based on net dwellings as required by the Regional Spatial Strategy (RSS) and the associated core output indicator. The RSS annual net housing target for the Malvern Hills District equates to 13.9% of the Worcestershire target (net requirement of 2082 dwellings 2001-2011). For the period 2001/2 to 2006/7 the target is 247 dwellings, which reduces to 150 for the period 2007/8 to 2010/11 (boxed line). The graph illustrates that during the period 2001-2005 there was a shortfall of 215 dwellings (difference between the blue columns and the boxed line). To make up this shortfall for the remainder of the plan period, the circled line illustrates the level of required completions (212 per annum). The graph illustrates that the expected completions (green columns) of 286 dwellings per annum will be in excess of the requirement for the remainder of the plan period, resulting in a potential oversupply by the end of the Local Plan period (2011).
- 5.11 When the total completions (2001-2011) of 2451 are compared with the RSS requirement (2001-2011) of 2082, an oversupply of 369 dwellings potentially exists. This is approximately equivalent to 1.5 years of expected completions and indicates that the 2011 RSS housing target is likely to be met during 2009/2010. The Core Strategy Development Plan Document is time tabled for adoption in 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.

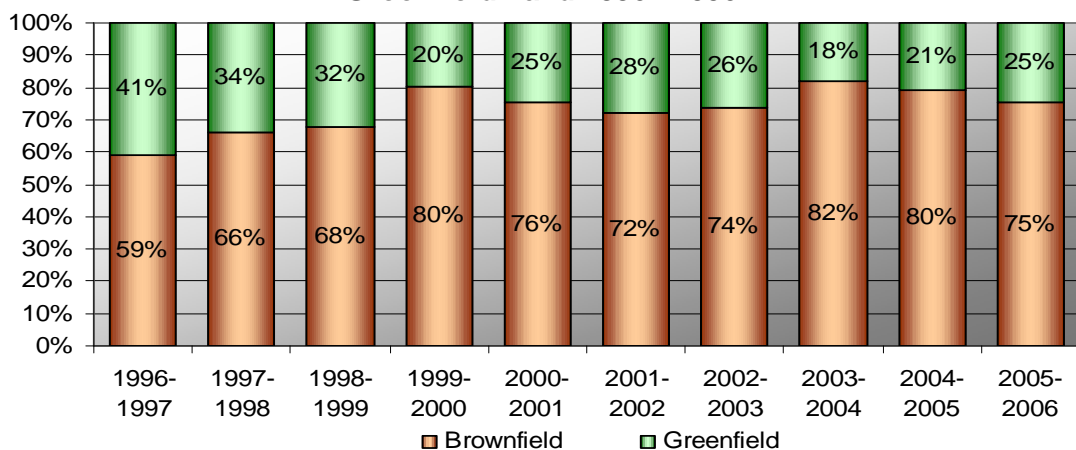
**Development on Previously Developed Land Core Output Indicator 2b 2005 -2006**  
*Percentage of new and converted dwellings on previously developed land. (Source WMRA)*

**Target**

- To achieve at least 70% of new and converted dwellings for the AMR period 2006 – 2007 on previously developed land.

**5.12 Key Data**

**Percentage of completed Dwellings on Brownfield and Greenfield Land 1996 - 2006**



**Analysis**

- 5.13 75% of dwelling completions were completed on brownfield land. The average percentage of development on previously developed land still exceeds the target of 70% set out in the Worcestershire County Structure Plan and the MHDLP. All of the housing allocations listed in MHDLP 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. From 1996-2006, 73% of dwellings were completed on previously developed land. This is up from 71% for the period 1996 – 2005.

**Dwelling Densities Core Indicator 2c 2005 – 2006**

*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 WMRA)*

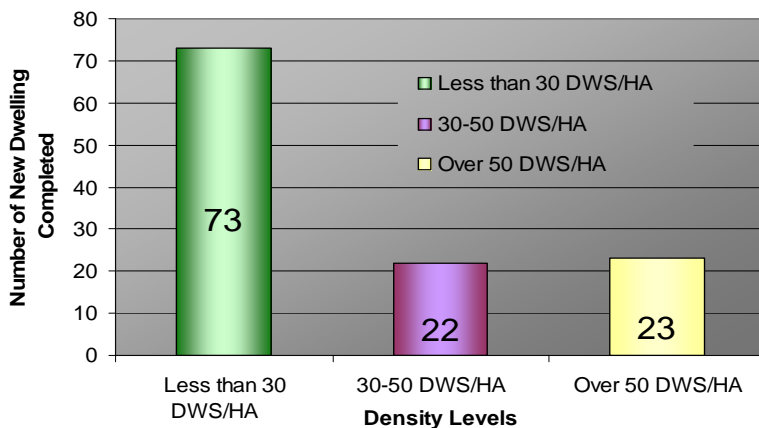
5.14 Sites adjacent to urban areas or rural settlements should be developed at densities of between 30 and 50 dph. In towns and local centres where there is good public transport accessibility densities of about 70dph should be achieved. (The Worcestershire County Structure Plan Policy D9 (Density of Housing Development)).

**Target**

- To achieve 50% of completed development at a density of 30 dwellings and over per ha.

**Key Data**

**Residential Densities Levels on Completed Sites 2005 - 2006**



**Analysis**

5.15 38% of development has been completed at a density of 30 dwellings and over. This represents a decrease of 23% from the 2004 – 2005 AMR figure of 61%. This is significantly below the required density rates outlined in 5.14. A key action for the 2006 – 2007 AMR will be to assess the reasons for this low level and seek to implement measures to improve performance.

**Affordable Housing Completions Core Indicator 2d Affordable housing completions**

**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)*

**Targets**

- To meet the Council’s Housing Strategy target for the provision of 50 additional affordable units per year with an average split of 30 affordable units delivered in urban areas and 20 in rural areas.

**Key data**

Affordable Housing Completions 2005 – 2006	App No.	Scheme & No. of units
Affordable housing completions on allocated and windfall sites (Policy CN2)	–	–
Affordable housing completions on exception sites (Policy CN3)	04/01689	Land at (OS 8185 6320) The Heath Holt Heath - 8 units
<b>Total</b>		<b>8</b>

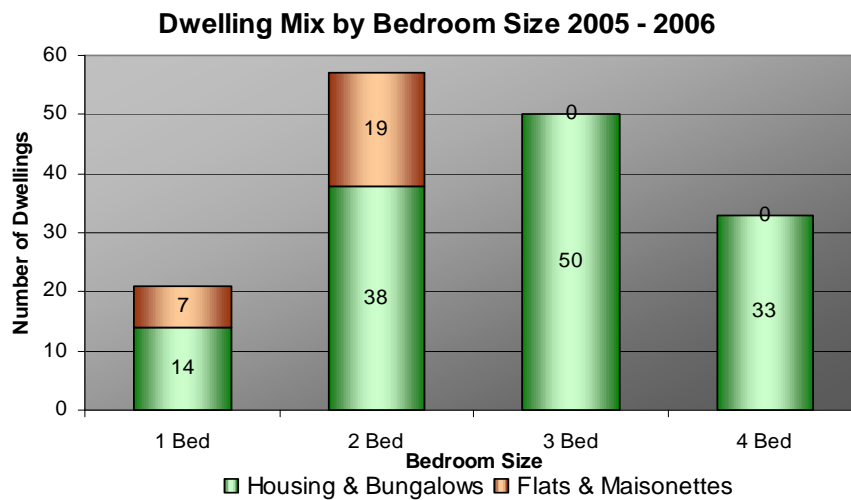
**Analysis**

- 5.15 Affordable Housing completions for the period 2005 - 2006 have been relatively low (8) and have not met the Council's Housing Strategy target for the provision of 50 affordable units per year. Key actions for future AMR's will be to monitor improved performances.
- 5.17 Figures for 2006 – 2007 show signs of improvement with 43 units being granted through the planning process over the period 2005 - 2006, this represents an 86% achievement towards the council's target of 50. Of these 43, 15 affordable units were approved in urban locations and 28 affordable units in rural locations.
- 5.18 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 2005 -2006**

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

**5.19 Key Data**



**Analysis**

- 5.20 Figures for 2005 – 2006 show a relatively even spread between smaller dwellings (48%) and larger dwellings (52%). This supports Policy CN1 in MHDLP 2006 to provide a mix of dwelling types and sizes that address the housing needs of the district. Key actions for future AMRs will concentrate on Affordable Housing Monitoring and to assess whether we are meeting a mix of affordable dwellings which meets defined criteria in the Council's Housing Needs Assessment. Eight Affordable dwellings were completed in the period 2005 – 2006, two of which were three bedroom properties and the remaining six were two bedroom properties.

## 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.

#### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
Employment Policy 1	A27	DS8
		DS9
		DS10
	A35	DS13
		DS15

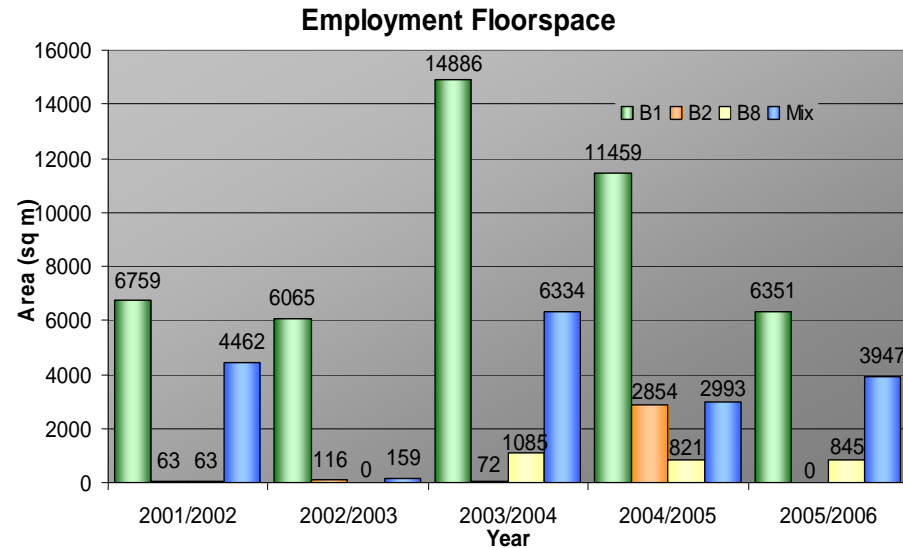
### Key Achievements 2005 – 2006

- ✓ planning polices appear to be successfully encouraging re-use of existing buildings for employment use;
- ✓ the period 2005-2006 has seen relatively small amounts of employment land lost to other uses.

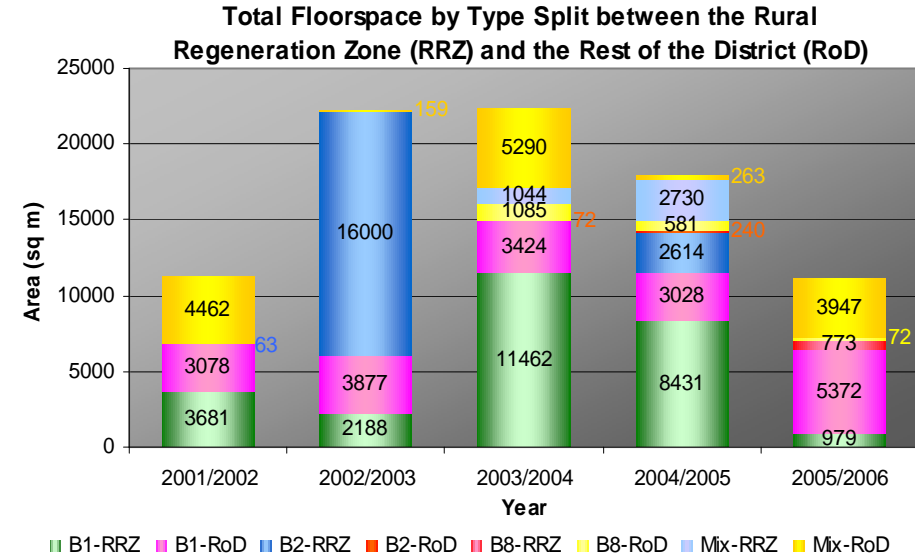
### Targets for 2006 – 2007

- we are on target to meet our employment land supply targets;
- to achieve at least 3.9ha of employment land during 2006 – 2007.

**Employment Floorspace for Core Output Indicators 1a 2005 – 2006.** Amount of Floorspace developed for employment by type. (WMRA)



**Employment Floorspace in Rural Regeneration Zone for Core Indicator 1b 2005 - 2006.** Amount of Floorspace developed by employment by type RRZ and the Rest of the District. (WMRA)



**Targets and Analysis of Core Output Indicator 1a 2005 - 2006**

5.22 The majority of development completed during the last year is for B1, accounting for 57% of all employment floorspace. Completions in B2, B8 and mixed use class orders accounted for 0%, 8% and 35% respectively. The Council is due to commence work on an Employment Land Review Study (Jan 07) to inform its Core Strategy. This study will assist in monitoring whether supply is meeting defined employment demand. Definitions of the terms used in the above graph are:  
 B1 – Business e.g. Offices, Research and development, studios, laboratories and high tech  
 B2 – General Industry use  
 B8 – Storage or Distribution use e.g. Wholesale warehouse

**Targets and Analysis of Core Indicator 1b 2005 - 2006**

5.23 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.

5.24 The District has seen an even spread of B1 and mixed uses. Employment sites, for example on enigma or smaller rural windfall sites, are only acceptable for light industrial/office type uses. Our natural business base and growth sectors of Hi tech/Knowledge based businesses are also weighted towards B1 uses. Please note that floor space statistics will not tally with the employment land completions as the former relates to space within buildings and the latter to the gross.

### Use of Previously Developed Land for Employment Core Output Indicator 1c 2005 - 2006

Amount of Floorspace developed by employment type, which is on previously developed land. (Source WMRA)

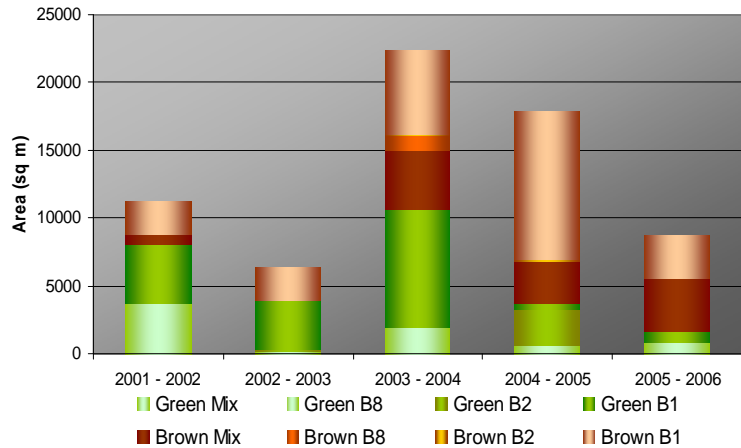
#### Target

5.25 Annual Business Survey 2004 showed that of those businesses looking for relocation the greatest demand was for office premises.

#### 5.26 Key Data and Analysis

In general terms the majority of development on greenfield land has been B1 and mixed use classes. Development on Brownfield land again shows a strong trend for B1 and mixed used classes. Very little development has taken place 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.

Total Employment Floor Space by type -  
Brownfield & Greenfield



### Employment Land Availability Core Output Indicator 1d

Amount of Employment Land Available by type. (Source WMRA)

#### Target

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

#### Key Data

Employment Land Supply	Hectares
Employment Completions (1996-2006)	35.89
Employment Commitments (2006)	13.53
Rural Windfall Allowance (2006-2011)	4.3
<b>Employment Allocations for the following sites identified in the MHDLP</b>	
Site E1 Blackmore Park Industrial Estate (Class B0)	0
Site E2 North Site Malvern (Class B1)	3.5
Site E3 Malvern Hills Science Park (Class B.1 (b))	0
Site 4 QinetiQ South	4.3
Total Employment Land Supply 1996 – 2011	61.52
Worcestershire County Structure Plan Target	55
<b>Employment Land Surplus</b>	<b>+6.52</b>

**Analysis**

- 5.27 For the second year in a row we are still on target to meet our employment land requirement, which is currently at +6.52 ha, down from +6.58 in the 2004-2005 AMR.
- 5.28 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.

**Loss of Employment Land Core Output Indicator 1e 2005 - 2006**

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

**Loss of Employment Land to Residential Uses Core Output Indicator 1f 2005 – 2006**

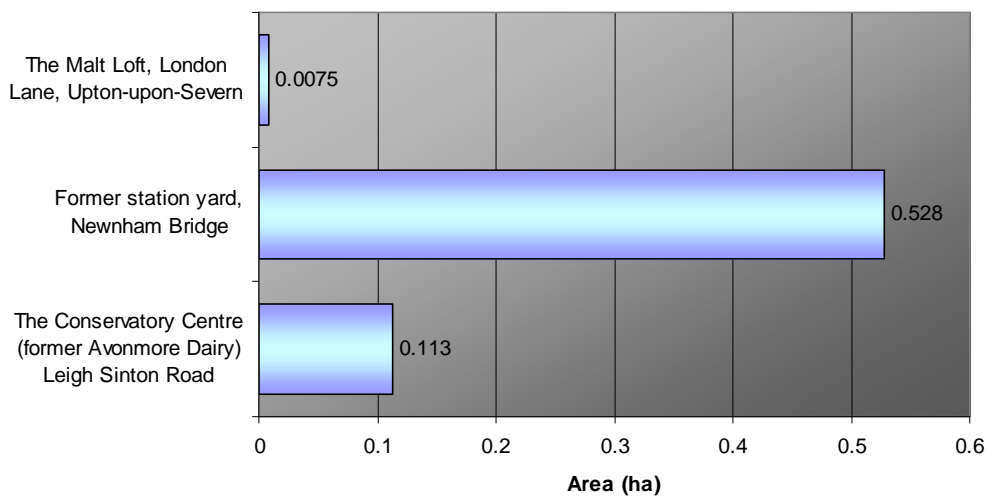
*Amount of Employment Lost to completed residential development. (Source WMRA)*

**Target**

- To minimise the loss of employment land to residential development through out the District.

**Key Data**

**Amount of Employment Land lost to Residential Development**



**Analysis**

- 5.29 AMR 2005 - 2006 has seen relatively small amounts of employment land lost to other uses, 0.65ha. This is down from 2004 – 2005 AMR total of 1.42 ha. It should be noted that of the employment land lost to residential use, none of the employment land falls within employment land supply within the MHDLP or recognised employment/business parks. The majority of employment land lost can be accounted for by conversion of buildings formerly used for industry to housing, namely the Former Station yard in Newnham Bridge and the former Avonmore Dairy in Malvern.

## Economic Prosperity

### Development Strategy 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 environment;
12. To encourage sustainable tourist development, which reconciles economic growth with the conservation of the environment.

#### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
Shopping Policy 1		EP9
Shopping Policy 2		EP17
Shopping Policy 3		EP10
Shopping Policy 4	A32	
Shopping Policy 5	A33	EP6
Shopping Policy 6	A38	EP7
Employment Policy 6		
Employment Policy 7	A45	EP13
Employment Policy 9		EP14
Shopping Policy 11		EP15
Shopping Policy 12		DS15
Tourism Policy 13		CN14
Employment Policy 9		EP14

### Key Achievements 2005 – 2006

- ✓ 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 the local economy (Local Indicator 8).

#### Retail, Office and Leisure Floorspace Core Output Indicator 4a (Source WMRA).

Amount of completed retail floorspace (A1), office (A2) & leisure (D2) (gross internal floorspace m<sup>2</sup>)

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

Amount of completed retail, office and leisure (gross internal floorspace m<sup>2</sup>) in town centres

#### Hotel Development Local Indicator 6

Amount of hotel development (Use Class C1) gross internal floorspace m<sup>2</sup> (Source WMRA).

#### Hotel Development in Town Centres Local Indicator 7 (Source WMRA).

Amount of hotel development (Use Class C1) gross internal floorspace m<sup>2</sup> in town centres

### 5.30 Key Data

Use Class	Total Gross Internal Floorspace m <sup>2</sup> 2005 – 2006 with Planning Permission	
	District Wide	Town Centres
Retail (A1)	1,248	-
Office (A2)	147	-
Leisure (D2)	0	0
Hotel (C1)	0	0

**Analysis**

5.31 The West Midlands Regional Returns require retail schemes over 1,000m<sup>2</sup> to be identified. For 2005 – 2006, there was one scheme above this threshold. This relates to land at 182 – 188 Worcester Road, Malvern Link. The site is allocated in the MHDLP under Policy DS5 for a mixed use scheme for retail (class A1) and residential (class A3). The scheme will provide 1,248 m<sup>2</sup> of convenience store and a total of five dwellings. All five dwellings have been secured as affordable dwellings.

**Vacant Retail Premises Local Indicator 8 2005 - 2006**

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

**Key Data and Analysis**

5.32 No data exists for 2005 – 2006. The last Retail Survey was carried out in 2003 to 2004, at that time there was a 3% vacancy rate for Great Malvern.

5.33 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 2005 – 2006.**

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

**Target**

- To resist applications for non-retail uses in the primary and secondary shopping frontages in Great Malvern Town Centre

**Key Data and Analysis**

5.34 No applications have been approved for non-retail uses in the primary and secondary shopping frontage in Great Malvern Town Centre during 2005 – 2006.

**Farm Diversification Local Indicator 10 2005 – 2006**

*Number of farm diversification schemes approved.*

**Key Data**

Diversification Use	Number
Holiday let	3
Workshop	2

**Analysis**

5.35 The above applications relate to a change of use of existing buildings. For the period 2005 – 2006 five applications have been granted providing new opportunities for local employment. The farm diversification policy recognises the need for sustainable development by making the best use of existing land and buildings.

## 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.

### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
Nature Conservation 1- 6	A3-A8	QL1 & CN13
Environment Policy 4 - 5	A22	QL2 & QL30
Housing Policy 17	A25	QL14
Employment Policy 4	A46	QL16 - 20

### Key Achievements

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

### Biodiversity Core Output Indicator 8 2005 – 2006

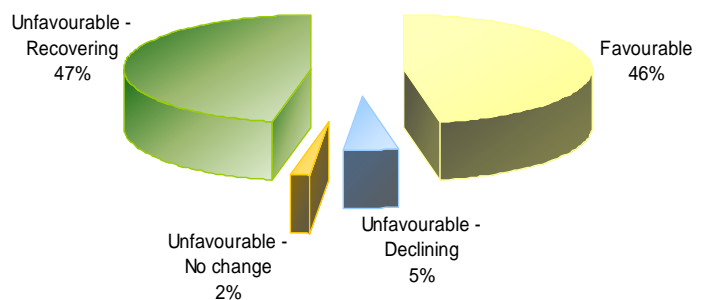
*Change in areas and populations of biodiversity importance, including:*

- *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*

### Target, Key Data and Analysis

5.36 The Government has set a public service agreement (PSA) target that 95% of SSSI land by area should be in a favourable condition or recovering position by 2010. Section 28G of the Wildlife and Countryside Act 1981 (as amended) states that public bodies must "take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of SSSIs. (Source: Natural England). The Council will continue to liaise and work with Natural England to secure as

Sites of Special Scientific Interest (SSSI) Malvern Hills District



complete data as possible. Please note that Natural England does not assess every SSSI's per annum and as a result the data presented does not represent the condition of all 85 SSSI sites during the period 2005 – 2006. Natural England assessed eleven SSSI sites within the Malvern Hills District during the period 2005 – 2006. Of these eleven sites seven were deemed favourable, two were deemed unfavourable recovering, one was deemed unfavourable no change and the remaining site was deemed unfavourable declining.

#### Definitions:

**Condition** - The condition of the SSSI land in England is assessed by Nature England, 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.

**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.

**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.

### Renewable Energy Core Output Indicator 11 2005 – 2006 *Renewable energy capacity installed by type. The number and type of renewable energy schemes approved or refused.*

#### Key Data

App No.	Proposal	Status
05/00773	Installation of solar water heating collectors	Approved
05/00864	Installation of solar water heating collectors	Approved
05/00985	Addition of roof light dome and solar extract fans.	Approved
05/01147	Installation of solar water heating	Approved
05/01406	New wind lobby and solar panel	Approved

05/01534	Installation of surface area solar collectors	Approved
06/00141	Change of use of propagation unit to fit small bio-diesel plant	Approved

### Analysis

- 5.37 The majority of applications received are for small scale solar water heating collectors to domestic properties. These systems use the sun (a sustainable energy source) to heat the property's water.

### Open Space Managed to Green Flag Standard Core Indicator 4c 2005 – 2006

*Amount of eligible open spaces managed to Green Flag Award Standard (Source West Midlands Regional Assembly)*

#### Target, Key Data and Analysis

- 5.38 There are currently no open spaces managed to Green Flag Award Standard by the Council's Community and Economic Development Services in the Malvern Hills District, although Priory Park is currently being examined as potential green flag site. St Wulstans Local Nature Reserve at Malvern Wells is managed to a standard roughly comparable with Green Flag status. The Worcestershire Green Spaces and Communities Partnership through the Liveability Fund Pilot Scheme has identified one area of green space identified within the Project for improvement:
1. St. Wulstans Local Nature Reserve

### Protected Open Space and Green Space Local Indicator 12 2005 – 2006

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

#### Target, Key Data and Analysis

- 5.39 No applications have been approved which resulted in a loss of open space or green space in 2005 – 2006.
- 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 A full PPG,17 Open Space compliant audit began mid 2006. Details are outlined in Section 4 of this document and within the revised Local Development Scheme 2005 – 2008. (See 3.43)

### Design Statements Local Indicator 13 2005 – 2006

*The number of design statements submitted with planning applications.*

#### Target, Key Data and Analysis

- 5.42 MHDLP Policy QL1 (Design in New Development) requires the submission of design statements. However, no formal statements have been received within the period April 2005 – March 2006. 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.

- 5.43 Guidance notes for applicants regarding Design and Access statements have been produced by the Council and posted on the website [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk).

**Scheduled Ancient Monuments & Listed Buildings Local Indicator 14 2005 – 2006**

*Number of developments resulting in the loss or destruction of a Scheduled Ancient Monument or Listed Building*

**Target, Key Data and Analysis**

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

## SUSTAINABLE TRANSPORT

### Objectives from the MHDLP

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 around the District via sustainable modes of transport.

#### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
Transport Policy 1, 2, 6 & 8	A71-78	ST2

### Key Achievements 2005 – 2006

- ✓ The majority of non-residential development complies with defined parking standard (Core Output Indicator 3a)
- ✓ 69% of development approved is within 30 minutes public transport time of a key service (Core Output Indicator 3b)

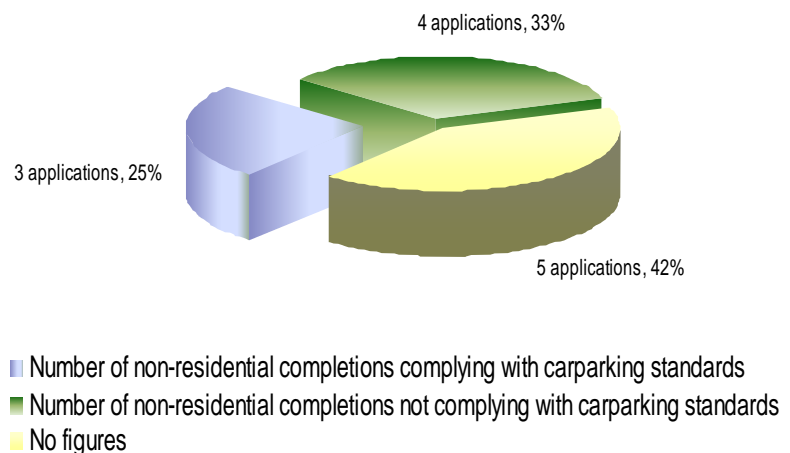
### Car Parking Standards for Non-Residential Uses Core Output Indicator 3a

**2005 – 2006** Amount of completed non-residential development within Use Classes Order A, B and D complying with car-parking standards set out in the local development framework (Source WMRA)

#### Target, Key Data and Analysis

5.45 The MHDLP contains parking standards relating to the thresholds set out in PPG13. 25% (75% 2004/2005) of non-residential applications complied with car-parking standards set out in the MHDLP. Of the applications which did not comply with standards, 1 application was associated with development proposals on an existing business park within Malvern, where it was considered adequate parking measures were already in place.

Percentage of Non Residential Applications complying with Car Parking Standards above PPG13 Thresholds 2005 - 2006



**Accessibility of New Development Core Output Indicator 3b 2005 – 2006**

*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 WMRA).*

**Key Data**

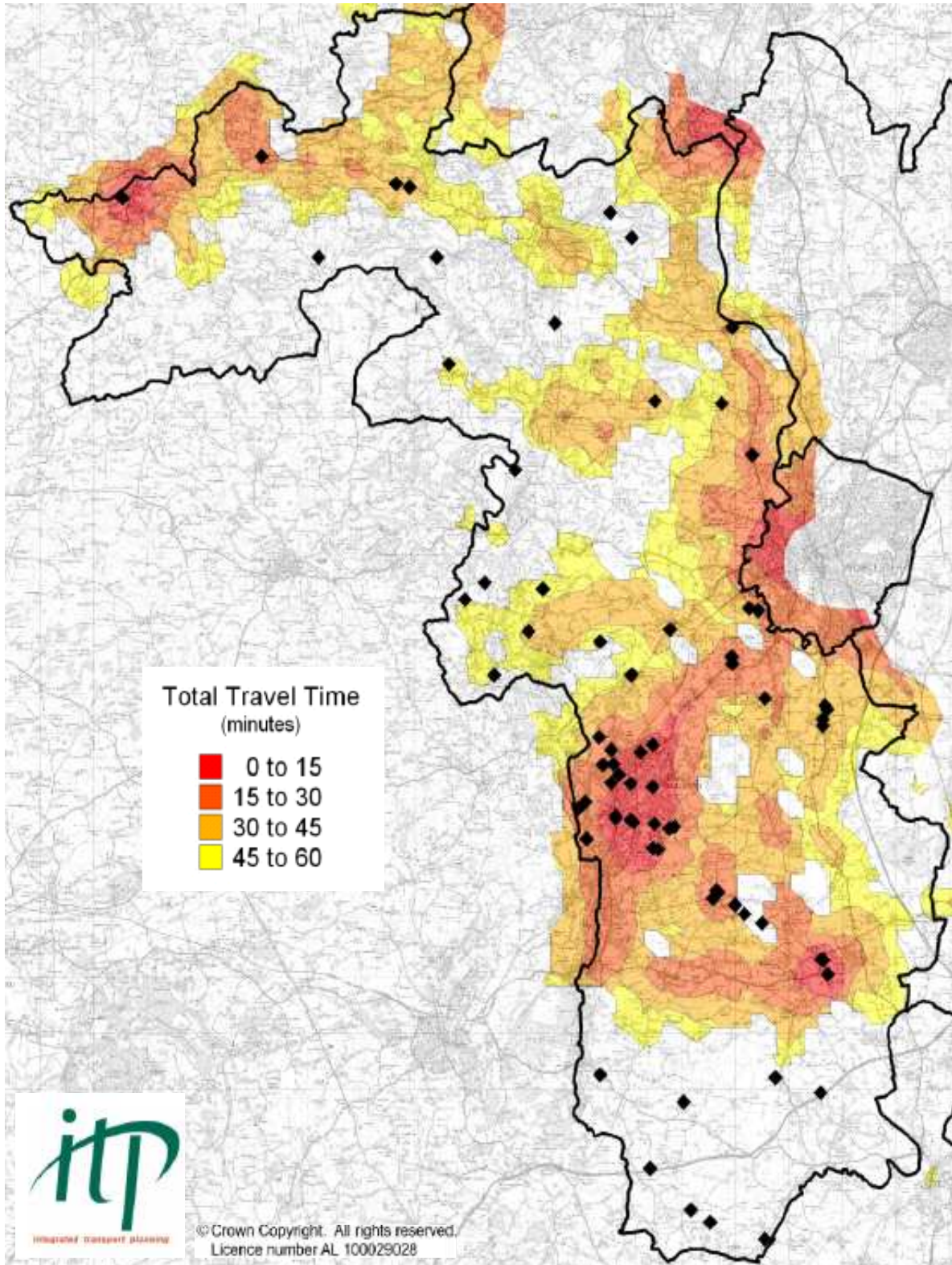
5.46 Data obtained from the County Councils Accession database Indicates:

<b>Accessibility – New Residential development within 30 minutes of:</b>	<b>2004 - 2005</b>	<b>2005 – 2006</b>
Secondary School	64%	71%
Hospital (Including Tenbury and Malvern Community hospitals as these both have outpatients departments)	61%	57%
General Practice Surgery	79%	78%
Employment	57%	68%

**Analysis**

- 5.47 Development approved within 30 minutes public transport time of the four identified key services for the period 2005 – 2006 achieved an average 69%. This is an improvement on 2004 – 2005 figures of 65%. When compared to 2004 – 2005 figures, new residential development in the period 2005 - 2006 is better placed to access employment however there has been a slight decrease in access to hospitals and General Practise surgeries.
- 5.48 Employment concentrations are illustrated on the map (next page). They are ‘super output areas’ (large scale) 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.

5.49 New Housing Sites within the Malvern Hills District within 60 minutes access to Large-Scale Employment



**Cycle Routes Local Indicator 15 2005 – 2006***Number of applications which extend or provide cycle routes (Source MHDLP)***5.50 Key Data**

<b>App No.</b>	<b>Proposal</b>	<b>Status</b>
06/00281	Removal of condition 6 of planning permission 05/01501/FUL relating to the construction of a combined footpath/cycleway	Approved
06/00449	Redevelopment for housing, employment (Class B1), community school, local centre, open space, landscaping, site roads, amendment of existing access and creation of new access.	Outstanding

**5.51 Analysis**

Application 06/00281 has secured permission to begin construction of a combined footpath/cycleway at Townsend Way, Malvern.

## COMMUNITY NEEDS

### Objectives from the MHDLP

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.

#### The key policies which have secured these objectives

MHDLP January 1998	LDLP Tenbury Area	MHDLP July 2006
Environment Policy 1	A62	CN15 –17
Housing Policy 2	A38	DS18
Implementation Policy 3	A32	
Shopping Policy 9 –10		

### Key Achievements

- ✓ Our policies has resulted in the loss of only one (redundant) community facility;
- ✓ We have approved applications for 2 new community facilities

#### Loss of Community Facilities Local Indicator 16 (Source MHDLP)

*No. of community facilities lost to other forms of development as outlined MHDLP Policy CN17*

##### Target, Key Data and Analysis

- 5.52 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 MHDLP Policy CN16.*

##### Target, Key Data and Analysis

- 5.53 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 and public houses. 2 applications have been approved resulting in the provision of new community facilities. The facilities permitted include: 1 approved for Village Hall (replacement) and 1 meeting room facility.

**Community Infrastructure Local Indicator 18***Number of applications with community infrastructure secured. (Source MHDLP)***Target, Key Data and Analysis**

5.54 Twelve Section 106 agreements have been agreed during 2005-2006.

Application No	Application Site	Section 106 agreement type
06/00173	Woodgate Nursing Home, Albert Road North, Malvern	Education - £14,595
05/01741	The Doctor's House Worcester Road, Great Witley	Recreational Open Space - £34,295.94, Affordable Housing - 3 Units and Education - £64,562
05/01603	Betony Road, Engima Business Park	Community Transport Initiatives - £2,895
05/01453	Upper Wick Lane, Rushwick	Affordable Housing – 10 Units
05/01426	233 Worcester Road, Malvern	Education - £32,664
05/01290	17-19 Pickersleigh Road, Malvern, Worcs	Education - £25,894
05/01285	Sunnyside Farm Off Old Road South Kempsey	Affordable Housing – 8 Units
05/01064	Worcester Road - Lidi	Affordable Housing – 5 Units
05/01046	72 Somers Park Avenue, Malvern	Education - £24,498
05/00848	2 Orchard Road, Malvern	Education - £20,415
05/00673	Phase 5 Enigma Commercial Centre, Sandys Road, Malvern	Community Transport Initiatives - £1,010
05/00536	75 Graham Road Malvern	Education - £14,142

**Health Care Facilities Local Indicator 19***Number of new Health Care Facilities including Nursing Homes and Supported Housing.*

5.55 For the period 2005 – 2006 one application has been approved for the demolition of an existing nursing home to be replaced by a 44 bed care home. The inclusion of Local Indicator 19 in this year's AMR reflects Malvern's ageing population and the Council's need to monitor this trend (see paragraph 3.12).

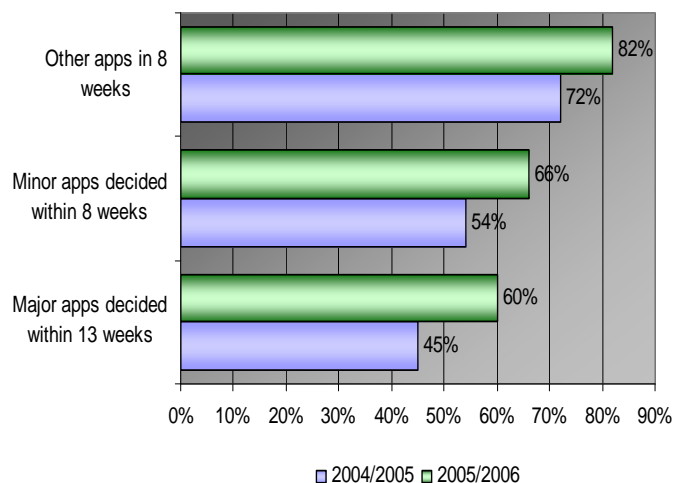
**Minerals and Waste Core Indicators 5a, 5b, 6a and 6b.***5a) Production of primary land won aggregates**5b) Production of secondary/recycled aggregates**6a) Capacity of new waste management facilities**6b) Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.*

5.56 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 This will be the last year the Annual Monitoring Report will be based on an analysis of the MHDLP Adopted January 1998 and the Leominster Local Plan (Tenbury Area) March 1999, following the adoption of the MHDLP July 2006. The reason for this is that as an adopted plan, the MHDLP will replace the previous plans.
- 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 and will produce an Annual Monitoring Report. We contribute to 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 The period 2005 – 2006 saw planning application decisions rise in performance with major applications being decided within 13 weeks up 15% on the previous year. Minor applications decided within 8 weeks and other applications decided within 8 weeks were up 12% and 10% respectively.
- 6.5 For the period 2005 - 2006 the Council is achieving all three national minor and major planning application targets. Targets include: Major applications within 13 weeks – 60%, Minor applications decided within 8 weeks – 65% and other applications in 8 weeks – 80%.
- 6.6 It is important that each Local Development Document has its own monitoring indicators. This enables us to evaluate whether the document is achieving its objectives and whether a review of the policy or the document is required. Our SPDs on Re-use of Rural Buildings and the Concept Statement Malvern Hospital, Lansdowne Crescent were approved in June 2006 and April 2006 respectively. Reporting of monitoring indicators /significant effects of these documents will therefore, form part of the AMR 2006 – 2007 assessment.
- 6.7 As with the 2004 – 2005 AMR, an assessment of the use and success of the policies contained in the MHDLP Jan 1998, Leominster District Local Plan Tenbury Area and the MHDLP July 2006 was undertaken for the 2005 – 2006 period.
- 6.8 On the basis of the analysis, the Council does not see an urgent requirement to review its development control policies in advanced of the timetabled Development Control Policies DPD outlined in the LDS.

**Number of Minor and Major planning applications decided within 8 / 13 weeks**



## Development Plan Policy Making

Key findings from the exercise demonstrates the following:

- 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 1998 Adopted MHDLP are no longer applicable to the district. The Herefordshire Unitary Development Plan now covers these areas;
- Employment Policy 1, Housing Policy 1 (MHDLP 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 MHDLP Policies DS8 and DS4;
- whilst not all policies have been used during this reporting period to assess planning applications, for the second year in succession no policies have been identified as failing to provide a robust framework for policy making.

## Monitoring Appeal Decisions

- 6.9 Monitoring appeal decisions allows us to trigger a review of any policies which are consistently given little or no weight in decision making by Inspectors 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 and DC policies advice/guidance notes.
- 6.10 In response to the Department for Communities and Local Government (DCLG), a new Appeal Decision Database has been installed to help with AMR monitoring. It has ensured that key data is easily accessible for analysis within the AMR. Key facts for 2005-2006 are as follows: 56 appeals were lodged in the period 1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2006. Of these 33 (59%) were dismissed and 23 (41%) allowed.
- 6.11 Over the past monitoring year, the Council's performance on planning appeal decisions was well below the national average. Of the total number of appeals decided in 2005/2006, 41% were allowed, against a national average of 32% and a local target of 30%. There are three types of development where the level of appeals success stands out - house extensions, residential development over two dwellings and telecommunications issues.

In relation to house extensions, many of these decisions pre-dated the adoption of the Household Extensions Supplementary Planning Document which, together with the adoption of the Local Plan, should provide a firmer policy basis for decisions and subsequent appeals. With regard to residential development, there was a significant number of cases of two or more dwellings within settlements that were refused at the Area Development Control Committee, but subsequently allowed on appeal. Normally, these proposals involved striking a balance between the best use of brownfield land and the impact on the character and amenity of the area. In relation to telecommunication masts, evidence shows that despite public concerns about real or perceived health risks, the Planning Inspectorate will normally give substantial weight to government advice that, where emissions of equipment are certified to meet present standards, there is normally no reason for the planning authority to be concerned on health risks.

Despite, the appeal performance, the Council does not foresee a need to revise or implement new policy guidance. It is however taking steps to improve its performance in relation to appeals through additional training and quality tours.

- 6.12 The DCLG 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 inform the AMR.

### SCI Monitoring Indicators

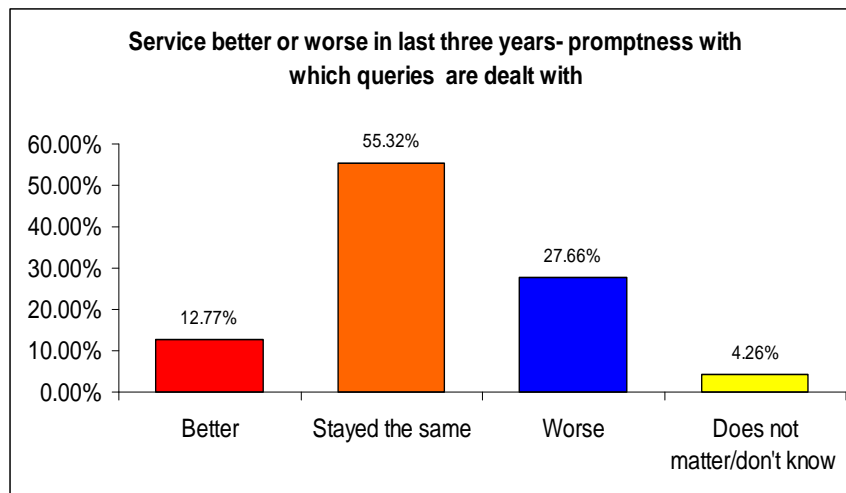
Numbers of people engaged in planning consultations 1 April 2005 – 31 March 2006

Date	Consultation	Attendees / Consultees
26 April 06	Workshop on Planning Obligations and Developer Contributions.	All District Councillors
11 May 06	Workshop on Malvern Hills District Local Plan Inspector's Report.	All District Councillors
23 May 06	Letter sent to all Local Plan objectors/supporters to inform of availability of Inspectors Report and Notice of Intention to Adopt.	735
12 July 06	Letter sent to all Local Plan Objectors/supporters to inform adoption of Local Plan.	735
10 Oct 06	Letter to all Local Plan objectors to inform availability of printed copies of Local Plan.	735
14 / 15 Oct 06	Homes4Now – an event hosted by Malvern Hills District Council involving a range of organisations to promote energy efficiency and renewable energy.  Planning Services provided information on planning requirements/building regulation requirements for solar panels and wind turbines.	Open to Members of the Public.  700+ (over weekend)
Oct 06	Written Consultation on the formation of a single Development Control Committee	All Parish/Town Clerks
14 Nov 06	Workshop on the formation of a single Development Control Committee	Major agents consulted as part of the Best Value Review (35)  All District Councillors

## Number of respondents on Supplementary Planning Documents (SPDs)

Document Name	No of Consultees	No of Respondents
Re-use of Rural Buildings SPD	163	38
Concept Statement – Malvern Hospital Site Lansdowne Crescent SPD	160	23
Draft Planning Obligations and Developer Contributions SPD	187	23

- 6.13 In addition, a Planning Services survey was sent out in November 2006 to approximately 800 people who have been involved in the planning applications process to gather information on customer satisfaction with the service.
- 6.14 The survey results will form an important role in monitoring what we do and any actions required to improve our performance. Feedback and results from the surveys will be outlined in the AMR for the period 1 April 2006 – 31 March 2007.
- 6.15 Monitoring of the planning application process during 2005-2006 showed that 69% were either very satisfied or satisfied with the level of service in processing their application. This is very positive feedback especially as application performance has also increased by an average of 12% during 2005-2006.
- 6.16 Level of service with regard to promptness has not been as positive with only 13% agreeing the service has improved over the last three years.

**Satisfaction Ratings**

- 6.17 The Government has asked all councils to conduct a satisfaction survey every three years to inform national figures on the level of the service. To this effect, 2,000 questionnaires have been sent out asking for householders' views on the general services provided by Malvern Hills District Council. The questionnaires have been sent out to randomly chosen addresses. 600 people who have used our Customer Service Centre/benefits office have also been contacted.

## SECTION 7 FUTURE MONITORING

- 7.1 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.
- 7.2 Further to last years commitments to address data collection and monitoring system gaps, proposed actions are still relevant in this AMR. Again some of these systems may/will need to be addressed at a corporate basis. Of the six actions set out in last years AMR two have been successfully achieved. Actions we intend to do to prepare for next years AMR (2006 – 2007) are set out below. Also listed are the sections which are most likely to hold the required data sources or expertise to help us meet our monitoring requirements are also identified:

### ACTIONS ACHIEVED

- A database has been established for the review process and information collected on affordable housing.

### ACTIONS FOR 2006-2007

- 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. This was delayed pending finalisation and publication of the form.
- 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. The new LDF module was installed in August 2006. Following training and customisation of the system, a further review will be undertaken.
- Ongoing review has been established to monitor requirements of the DCLG Employment Land Review Guidance Note. This has included monitoring the supply of employment land against the demand and evidence gathering as part of the Core Strategy. Work commenced as planned but is being re-scoped in the light of the South Worcestershire Core Strategy (see Section 4)
- 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. See above for delay.

### PARTNERS

- Development Control
- Development Plans
- Development Control
- ICT
- Economic Development
- Development Plans
- Economic Development

- Implement new system for monitoring design statements
- Review existing monitoring systems including HLA/ELA and LDF module (Uniform) to ensure that they have the capability and capacity to collect and collate information to inform the Council's future evidence gathering. Development Plans
- Review appeal reporting procedure (see paragraph 6.12) Development Control

## SECTION 8 DATA SOURCES AND USEFUL INFORMATION

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- Appeal Decision Monitoring;
- Be Inspired – An Economic Development Strategy for the Malvern Hills: Economic Development;
- Census 2001;
- West Midlands Regional Returns;
- Draft Housing Strategy;
- Employment Land Availability Database: Development Plans;
- Housing Land Availability Monitor 2006;
- Leominster (Tenbury Area) Local Plan;
- Local Development Framework Monitoring: A Good Practice Guidance (ODPM) see DCLG website [www.communities.gov.uk](http://www.communities.gov.uk) ;
- Nomis – Official labour market statistics [www.nomisweb.co.uk](http://www.nomisweb.co.uk)
- Malvern Hills District Local Plan Adopted Plan January 1998;
- Malvern Hills District Local Plan Adopted Plan July 2006;
- Malvern Hills District Local Plan Review Background Paper 1: District Strategy [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)
- Malvern Hills District Local Plan Review Background Paper 2: Housing Provision [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)
- Malvern Hills District Local Plan Review Background Paper 3: Employment Land Provision [www.malvern hills.gov.uk](http://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 2006;
- Worcestershire Interim Economic Assessment 2004 –2005;
- Worcestershire County Council Accession Database;
- Worcestershire County Council Employment Information [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)
- Worcestershire Local Transport Plan [www.worcestershire.gov.uk](http://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](http://www.malvern hills.gov.uk).

Paper copies are available from:

Malvern Customer Service Centre  
The Library  
Graham Road  
Malvern  
WR14 2HU

Monday – Friday 9.00am – 5.30pm

## FEEDBACK SHEET - tell us what you think

We would like your views on this document.

Please complete this questionnaire and send to:  
 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](mailto: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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