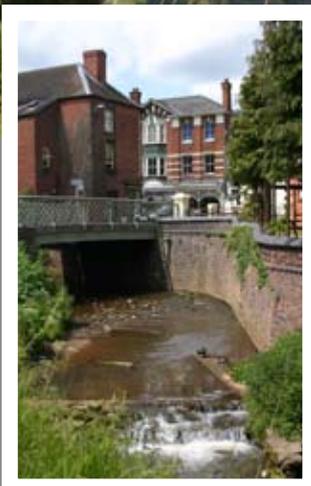


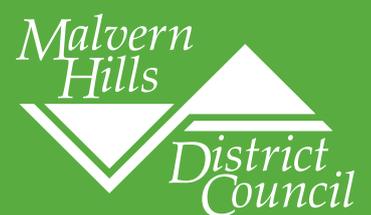
# Monitoring and Review

## Local Development Framework



Annual  
Monitoring  
Report

December 2009



Planning Services

# Annual Monitoring Report 2009

## Part of Malvern Hills District's Local Development Framework

Information presented in this study represents data  
monitored from the period:

1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009

Approved at Malvern Hills District Council Planning Committee  
16<sup>th</sup> December 2009

Submitted to Government Office for the West Midlands  
23<sup>rd</sup> December 2009



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## 2009 SNAPSHOT

Data	08/09	NATIONAL (CORE OUTPUT) INDICATORS	
Largely B1	☺	BD1	Total amount of additional employment floorspace - by type
50/50	☺	BD2	Total amount of employment floorspace on previously developed land – by type
Page 21	☺	BD3	Employment land available - by type
Page 25	☺	BD4	Total amount of floorspace for ‘town centre uses’
330	☺	H1a	Plan period and housing targets (Local Plan)
4,900	-	H1b	Plan period and housing targets (Emerging Regional Spatial Strategy)
734 (06/09)	☺	H2 a)	Net additional dwellings – in previous years
256	☺	H2 b)	Net additional dwellings – for the reporting year
3,668	-	H2 c)	Net additional dwellings – in future years
5,770	-	H2 d)	Managed delivery target
87%	☺	H3	New and converted dwellings – on previously developed land
Table 12	☹	H4	Net additional pitches (Gypsy and traveller)
72	☺	H5	Gross affordable housing completions
Page 40	-	H6	Housing Quality - Building for Life Assessments
None	☺	E1	Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds
Table 17	☺	E2	Change in areas of biodiversity importance
Table 18	-	E3	Renewable energy generation

**Key:**

- ☺ Achieving Target and/or Objectives;
- ☹ Not Achieving Targets and/or Objectives; and
- See indicator for more detailed information.

## 2009 SNAPSHOT

Data	08/09	LOCAL INDICATORS	
Graph 6		1	No. and percentage of dwellings committed within Malvern and sustainable rural locations within and outside settlement boundaries.
Graph 7		2	Amount of employment development completed within/outside settlements.
Table 20		4	The amount & type of developer contributions received by way of planning obligations or other measures.
Graph 8		5	Mix of sizes of housing
0		6	Amount of hotel development
0		7	Amount of hotel development town centres
7%		8	% of vacant retail premises in Town & District Centres
0		9	No. of apps approved for non-retail use in primary and secondary shopping frontages in Great Malvern Town Centre.
5		10	No. of diversification schemes supported.
1		12	Amount of protected open space/green space lost to other development.
0		14	No. of developments resulting in the loss or destruction of a scheduled ancient monument or listed building.
0		15	No. of planning agreements which extend or provide cycle routes.
0		16	No. of community facilities lost to other forms of development.
5		17	No. of new community facilities permitted.
4		18	No. of applications with community infrastructure secured.
1		19	Number of Health Care Facilities, Nursing Homes and Supported homes
117 at 30+ dw/ha		20	Density of completed dwellings

## 1.0 INTRODUCTION

1.1 This is our fifth Annual Monitoring Report (AMR). It covers the period 1 April 2008 – 31 March 2009 and forms part of our Local Development Framework (LDF).

1.2 The purpose is:

- to keep under review issues affecting the district such as physical, economic, social and environmental characteristics of the authority and issues which may affect its future;
- to assess our progress in implementing our Local Development Scheme (LDS) (**Section three**);
- to assess whether we are meeting our consultation commitments as outlined in our Statement of Community Involvement (SCI) (**Section four**);
- to assess the performance of our Development Plan Documents against Core Output Indicators defined by the Department of Communities and Local Government (DCLG) and Local Indicators defined in the Malvern Hills District Local Plan (**Section five**);
- to outline appeal and service delivery monitoring (**Sections six and seven**); and
- future monitoring requirements (**Section eight**).

### **Format of the Document**

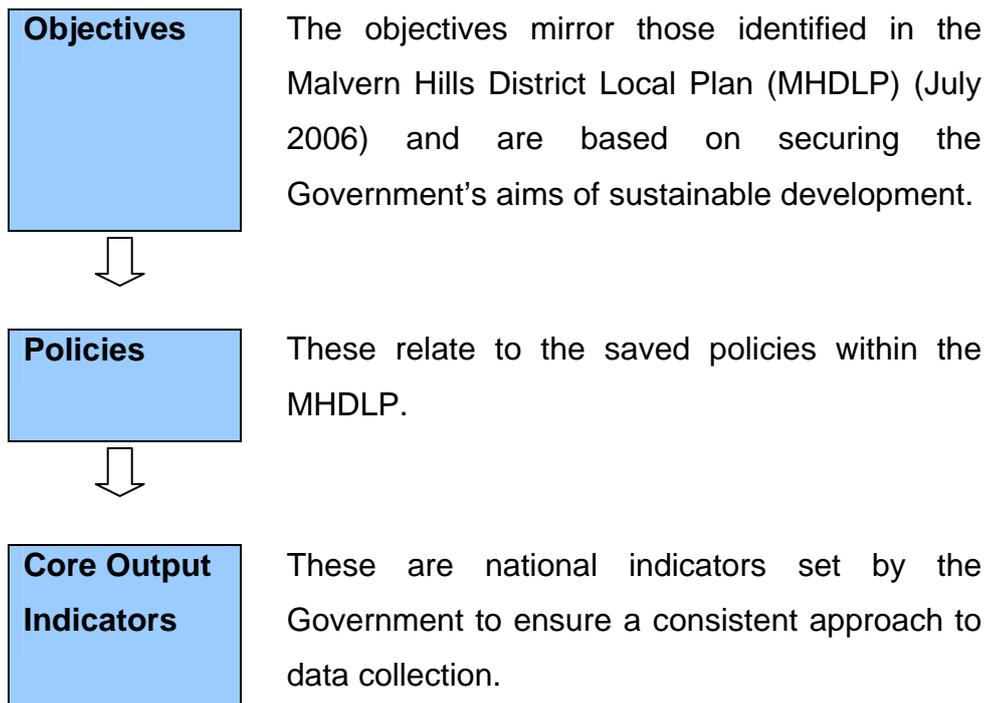
1.3 The document has been split into sections which directly relate to specific Local Development Documents. The Core Output Indicators have also been ordered based on the headings outlined in the DCLG guidance rather than the format of the Malvern Hills District Local Plan. It is considered that this will assist the reader in finding required information and will enable comparison with other local planning authority AMRs. This may be of particular benefit in comparing information produced by the South Worcestershire Joint Core Strategy

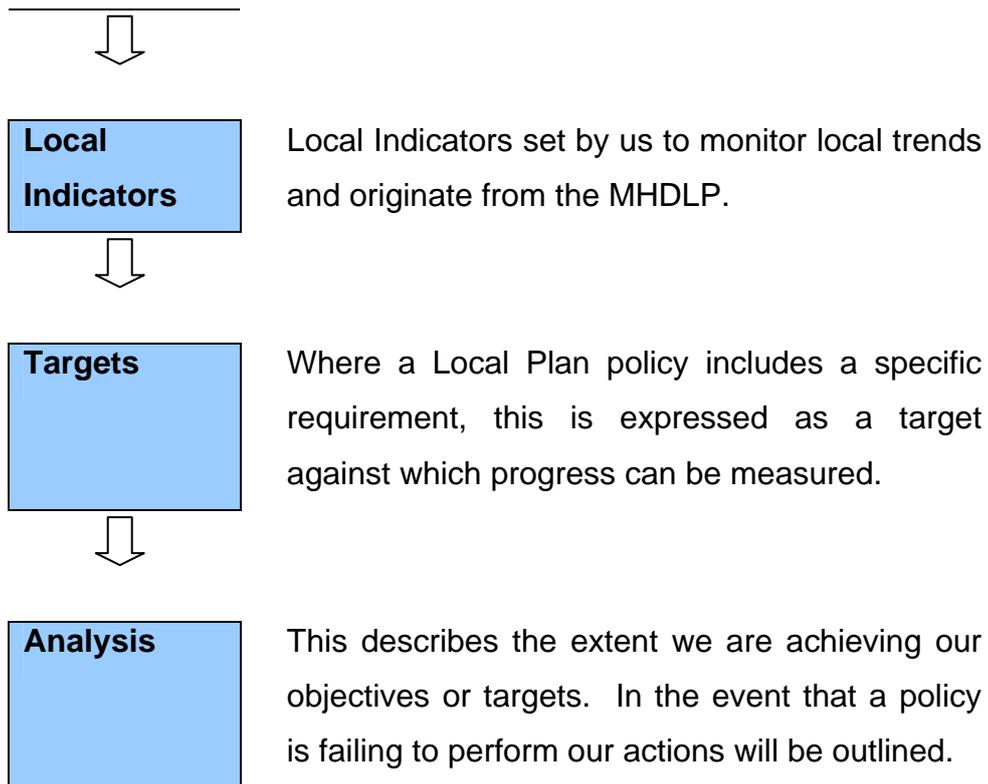
authorities, Worcester City Council, Wychavon District Council and Malvern Hills District Council.

- 1.4 Furthermore, indicators are assessed on an annual basis to ensure they are providing useful information. It was found that indicators 3 and 11 were identical to Core Output Indicators H5 and E3, respectively. As a result the two local indicators have been deleted.
- 1.5 The Malvern Hills District Council Planning Committee approved the AMR for submission to the Government Offices on 16 December 2009. 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). 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)
- 1.6 A feedback form is included at the end of the document. We welcome your views on the format of the document and its contents.

## 2.0 MONITORING METHODOLOGY

- 2.1 The Annual Monitoring Report (AMR) is one of many ways that we monitor our performance against key targets. We have a Performance Management Framework to monitor and compare our performance against agreed objectives and targets. Details of this framework are set out in The Council Plan, 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. A monthly monitoring report is reported to the Council's Senior Management Team. This 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 The format for monitoring the policies is based on an objective – led approach. This is in line with existing regional monitoring and is summarised below:





2.3 The targets identified in the AMR are derived from a number of sources:

- targets set by the Worcestershire County Structure Plan (WCSP) and the West Midlands Regional Spatial Strategy (WMRSS) 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 and its Priority Plans. These are measured through a combination of best value performance indicators, public service agreements, Planning Delivery Grant (PDG) indicators and local indicators. An example of an indicator is to increase the delivery of affordable housing by a defined number of units per year;
- targets established by various policies in the Plans themselves such as the level of new housing and employment land provision over the Plan period.

- 2.4 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.
- 2.5 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.
- 2.6 Section five will be organised in to two parts. Part one monitors data based on the Core Output indicators. This is then split further in to three themes, namely: Business Development and Town Centres; Housing and Environmental Quality. Each theme identifies the relevant Local Plan policy and the key tools helping to achieve the objectives and targets of the policies. This helps us to cross-reference the results of this year's monitoring with the aims of planning policy set out in the adopted Malvern Hills District Local Plan. Part two monitors data based on locally set indicators. These indicators were identified in the adopted Local Plan to monitor the effectiveness and success of our planning policies.
- 2.7 Where appropriate, information will be presented graphically to assist the reader.

### **3.0 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION**

3.1 The purpose of this Section is to monitor our progress in the production of the planning documents against key milestones outlined in the Local Development Scheme (LDS). Where we have not achieved our target, the reason is set out together with a revised timetable to be included in the LDS.

3.2 The current Local Development Scheme (2009-2012) was approved by Council on 9th December 2008. The LDS was submitted to the Government Office for the West Midlands (GOWM) on 7th April 2009 and came into effect on 5th May 2009. It replaced the LDS approved on 6 September 2007 (effective date 21 June 2007).

3.3 The documents covered in this Section are as follows:

- Core Strategy DPD
- Site Allocations and Policies DPD
- Saved Local Plan Policies

#### **South Worcestershire Joint Core Strategy (SWJCS) DPD**

3.4 The Joint Core Strategy is being prepared in partnership by Malvern Hills and Wychavon District Councils and Worcester City Council in accordance with Section 28 of The Planning and Compulsory Purchase Act 2004. This means that each local authority remains responsible for its own planning decision-making, but has entered into informal arrangements to work together on cross-boundary planning matters.

3.5 The Issues and Options Paper was prepared over the summer of 2007 with a statutory six-week period of consultation from 2 November until 14 December, although submissions were accepted up to 21 December 2008.

- 3.6 Consultation on the Preferred Options Report took place from 19 September to 31 October 2008. Consultation on the Preferred Options for the Joint Core Strategy provides the mechanism to consider the identification of broad locations or strategic sites for growth to serve South Worcestershire, for plan making purposes and also provides a vehicle for agreeing the extent and coverage of an associated Site Allocations DPD.
- 3.7 During 2009 it was considered that the SWJCS would need to defer its project timetable by nine months. This was due to a number technical issues as can be seen on our [Meetings, Minutes and Agendas web page](#) dated 8 September 2009. A recommendation to defer the South Worcestershire Joint Core Strategy (SWJCS) was approved by all three Councils in autumn 2009. It is now proposed that the final SWJCS will be submitted to the Secretary of State in October 2010 as opposed to April 2010. The LDS has accordingly been revised and approved by all three councils to reflect this new timetable.

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of Issues and Options and public consultation	July 07 onwards	July 07 with consultation in Nov 07	YES
Public participation on Preferred Options Report	Nov – Jan 08	Sept – Oct 08	YES
Submission of DPD and Sustainability Assessment to the Secretary of State	January 2011 <i>(revised to take account of deferment)</i>	N/A	YES

Table one: SWJCS Timetable

What Next?

- 3.8 A document containing the Preferred Option responses to public consultation comments is to be published in early 2010. Then a public consultation on the draft submission of the Core Strategy and Sustainability Appraisal is scheduled during October to December 2010.

**South Worcestershire Joint Site Allocations and Policies DPD**

- 3.9 Work on this document began in January 2009 and the decision was made that the three Local Planning Authorities of South Worcestershire would produce a joint South Worcestershire Site Allocations and Policies Development Plan Document. The previous Local Development Scheme (2007) identified the pre-production/survey stage as commencing in August 2008. However the most recent LDS scheduled this to commence in January 2009.

What Next?

- 3.10 In order to progress the Site Allocations and Policies Development Plan. "Information Gathering" events have been scheduled during latter months of 2009 and early months of 2010. These events will be held across South Worcestershire and offer members of the public a chance to consider issues concerning the smaller proposed development sites in their local area. These sites look to accommodate new homes and associated facilities such as employment, shopping, health, education, community and open space. Furthermore the event looks to gain the public's view on what type of policies will be needed to guide this development.
- 3.11 Information gathered from these proposed consultation events (details below) will feed into a draft "Preferred Options" document for the Site Allocations and Policies Development Plan Document. This plan sits below the Joint Core Strategy and needs to be in conformity with policies in the strategic plan.

DATE	VENUE	PUBLIC OPENING TIMES
Tues 13 <sup>th</sup> Oct 2009	Friary Mall, Worcester	10.00am-5.00pm
Thurs 15 <sup>th</sup> Oct	Friary Mall, Worcester	10.00am-5.00pm
Sat 17 <sup>th</sup> Oct	Friary Mall, Worcester	10.00am-5.00pm
Fri 23 <sup>rd</sup> Oct	Upton Memorial Hall	10.00am-7:30pm
Sat 24 <sup>th</sup> Oct	Upton Memorial Hall	10:30am-3:30pm
Sat 31 <sup>st</sup> Oct	St.Andrew's Church, Droitwich	10.00am-4.00pm
Fri 6 <sup>th</sup> Nov	Priory Lodge Hall, Malvern	10.00am- 7:30pm
Sat 7 <sup>th</sup> Nov	Priory Lodge Hall, Malvern	10:30am-3:30pm
Wed 11 <sup>th</sup> Nov	Evesham Town Hall	10.00am- 8:00pm
Mon 16 <sup>th</sup> Nov	Pershore Town Hall	10:00am- 8:00pm
Wed 18 <sup>th</sup> Nov	St.Andrew's Church, Droitwich	10:00am-8.00pm
Sat 21 <sup>st</sup> Nov	Pershore Town Hall	10.00am-4.00pm
Fri 27 <sup>th</sup> Nov	Community Rooms, Tenbury Wells	10.00am-7:30pm
Sat 28 <sup>th</sup> Nov	Community Rooms, Tenbury Wells	10.30am-3:30pm
Sat 12 <sup>th</sup> Dec	Evesham Town Hall	10.00am-4.00pm

Table two: Site Allocations and Policies DPD public events (Staffed Exhibitions)

### **Saved Local Plan Policies**

- 3.12 The current Malvern Hills Local plan was adopted in July 2006 and its policies were automatically saved for three years until July 2009. Local Planning Authorities are able to save their Local Plan policies beyond the three year period if they submit a list to the Government outlining the policies, their purpose, reasons why they should be saved and how

they will eventually be replaced. They can also submit a list of policies that they no longer wish to save.

- 3.13 Two lists of Malvern Hills Local Plan policies to be saved / not saved were submitted to the Government Office for the West Midlands on 30 December 2008. Following confirmation on the 9 July 2009, the Government Office for the West Midlands agreed to save our submitted list of saved policies. Policies not listed in the Government Office for the West Midlands letter expired on the 11 July 2009. See [web site](#) for more details.

#### 4.0 STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 This section sets out our consultation and community involvement for the period 1 April 2008 – 31 March 2009. Indicators are defined within our Statement of Community Involvement (SCI) Adopted 26 April 2006.
- 4.2 Prior to the development of the respective LDF's, Malvern Hills District Council, Worcester City Council and Wychavon District Council ensured the three SCIs were aligned. The SCIs were then supported by a Consultation and Community Strategy which sets out a common approach between partner authorities.

Document Name	Date	No. of consultees	No. of respondents
Core Strategy:	19 Sept 08	1,013	1,045 letters
Preferred Options Paper	– 31 Oct 08	consultees on the SWJCS Database	385 Questionnaires (79 completed online) <b>2 Petitions</b> <ul style="list-style-type: none"> <li>• Action for Malvern Petition contained 757 signatures</li> <li>• Salwarpe Petition contained 39 signatures</li> </ul>

Table four: Indicator SCI1 Number of People engaged in planning consultations

#### South Worcestershire Joint Core Strategy

- 4.3 The most significant area of consultation during 2008 – 2009 was the development of the South Worcestershire Joint Core Strategy (SWJCS) Preferred Options Paper. This involved an extensive consultation programme to inform its development, including further

events aimed at feeding back and preparing the draft submission document.

- 4.4 The Preferred Options Consultation took place from 19 September – 30 October 2008. Table x (below) illustrates the date, location and the number of people that attended the SWJCS Preferred Option public consultations. Of the 15 public meetings held 2,756 people attended.

DATE	LOCATION	TIME	NUMBER OF ATTENDEES
24 Sept 08	EVESHAM	10:00-20:00	<b>490</b>
27 Sept 08	St. Peter's Garden Centre, WORCESTER	10:00-19:00	<b>420</b>
30 Sept 08	MALVERN	9:30-20:00	<b>470</b>
1 Oct 08	Guildhall, WORCESTER	10:00-20:00	<b>102</b>
2 Oct 08	UPTON UPON SEVERN	10:00-20:00	<b>98</b>
7 Oct 08	TENBURY WELLS	9:30-20:00	<b>28</b>
9 Oct 08	Dines Green WORCESTER	10:00-20:00	<b>57</b>
13 Oct 08	MARTLEY	9:30-18:30	<b>36</b>
15 Oct 08	DROITWICH SPA	12:30-20:00	<b>206</b>
20 Oct 08	PERSHORE	10:00-20:00	<b>114</b>
21 Oct 08	University of WORCESTER	11:00-17:00	<b>45</b>
22 Oct 08	Worcester College of Technology, WORCESTER	11:00-16:00	<b>85</b>
23 Oct 08	Perdiswell Leisure Club, WORCESTER	10:00-20:00	<b>304</b>
28 Oct 08	KEMPSEY	09:30-20:00	<b>241</b>
29 Oct 08	Community Fair, WORCESTER	10:00-19:00	<b>60</b>
<b>TOTAL ATTENDEES</b>			<b>2,756</b>

Table five: Date, location and number of attendees at the SWJCS Preferred Option consultation events.

4.5 Further to these consultation events MHDC held six further events in Hallow, Newland, Kempsey, Sherrard's Green, Foley Institute, Malvern and St. Peter's, Worcester during January and March 2009.

4.6 The SWJCS team received 1,045 letters and 385 questionnaires during September and October 2008. These letters can be broken down into several locational themes. The following number of letters focussed largely on:

• KEMPSEY	-	325
• FERNHILL HEATH	-	9
• MALVERN	-	545
• DROITWICH	-	15
• EVESHAM	-	7
• SOUTH WORCESTERSHIRE AREA	-	144

4.7 Of the 385 questionnaires, 306 were either posted or handed over at an exhibition and 79 were completed using our online questionnaire form.

4.8 The SWJCS consultation also received two petitions during October 2008. **Action for Malvern Petition** contained 757 signatures objecting to the proposal to build 1600 new houses together with 17 hectares of industrial development on green field sites bordering the town of Malvern, in preference to using brownfield sites first and allocating more dispersed and sympathetic development in surrounding areas, so as to preserve the services and vibrancy of those more dispersed rural areas. The petition also objected on the grounds that development would damage the unique natural setting of Malvern, impacts on wildlife and a lack of commitment to proper supporting infrastructure. **Salwarpe Petition** contained 39 signatures objecting to the direction of growth proposed in Droitwich.

## 5.0 DEVELOPMENT PLAN MONITORING

5.1 The purpose of this section is to monitor our planning decisions against a range of national and local indicators. This will enable us to consider the implications of our spatial planning policies and the extent to which the policies are delivering sustainable development.

5.2 Two main groups of indicators will be used to monitor our policies:

- Core Output Indicators - identified by the Department of Communities and Local Government; and
- Local Indicators as defined in the Malvern Hills District Local Plan Adopted July 2006.

### CORE OUTPUT INDICATORS

5.3 The following indicators have been outlined by the DCLG for inclusion in the AMR. These replace the Core Output Indicators for Regional Planning (March 2005), Local Development Framework Core Output Indicators Update 1/2005 (October 2005) and Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide (March 2005). The changes have introduced two new indicators and the deletion of 6 indicators found in pre-2008 AMR submissions.

Revised Indicator No:	Previous Indicator No.	Monitoring Indicators
BD1	1a	Total amount of additional employment floorspace - by type
BD2	1c	Total amount of employment floorspace on previously developed land – by type
BD3	1d	Employment land available - by type
BD4	4a/4b	Total amount of floorspace for 'town centre uses'

Revised Indicator No:	Previous Indicator No.	Monitoring Indicators
H1a	2a	Plan period and housing targets (Local Plan)
H1b	2a	Plan period and housing targets (Regional Spatial Strategy)
H2 a)	2a	Net additional dwellings – in previous years
H2 b)	2a	Net additional dwellings – for the reporting year
H2 c)	2a	Net additional dwellings – in future years
H2 d)	2a	Managed delivery target
H3	2b	New and converted dwellings – on previously developed land
H4	New	Net additional pitches (Gypsy and traveller)
H5	2d	Gross affordable housing completions
H6	New	Housing Quality - Building for Life Assessments
E1	7	Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds
E2	8	Change in areas of biodiversity importance
E3	9	Renewable energy generation

Table six: Core Output Indicators

**Deleted Indicators** – 1b, 1e, 2c, 3a, 3b and 4c (see Malvern Hills District Council AMR 2006 – 2007 for details)

## BUSINESS DEVELOPMENT AND TOWN CENTRES

KEY OBJECTIVES	
<p>To ensure that sufficient Employment Land is identified and available to meet the District's strategic employment requirement of about 55 hectares to 2011.</p> <p>Ensure that there is a range of employment sites and premises available across the District to provide a balanced portfolio of employment opportunities and meet the varying requirements of existing businesses.</p> <p>To sustain and enhance the vitality and viability of the District's town centres</p>	
KEY POLICIES – Malvern Hills District Local Plan (Adopted July 2006)	
<p><b>DS8:</b> Strategic Employment Land Requirement</p> <p><b>DS9:</b> Meeting the Strategic Land Requirement</p> <p><b>DS10:</b> Development associated with Central Technology Belt</p>	<p><b>DS13:</b> Employment Development within or immediately adjacent to Rural Settlements</p> <p><b>DS15:</b> Employment Development in Cat. 3 Settlements and Open Countryside</p> <p><b>EP9:</b> Town and District Centres</p>
Key Indicators and Targets	
<b>BD1</b> Total amount of additional employment floorspace – by type	☺
<b>BD2</b> Total amount and type of completed floorspace (gross) coming forward on previously developed land	☺
<b>BD3</b> Employment land available – by type	☺
<b>BD4</b> Total amount of floorspace by town centre uses	☺

## CONTEXT

Two studies were undertaken to inform the South Worcestershire Joint Core Strategy (JCS) which provides the context for the above indicators:

- South Worcestershire Employment Land Availability February 2008 (Grimley); and
- South Worcestershire JCS Evidence Base – Malvern Hills Town Centre Retail Study

Key Points with respect to Malvern Hills District:

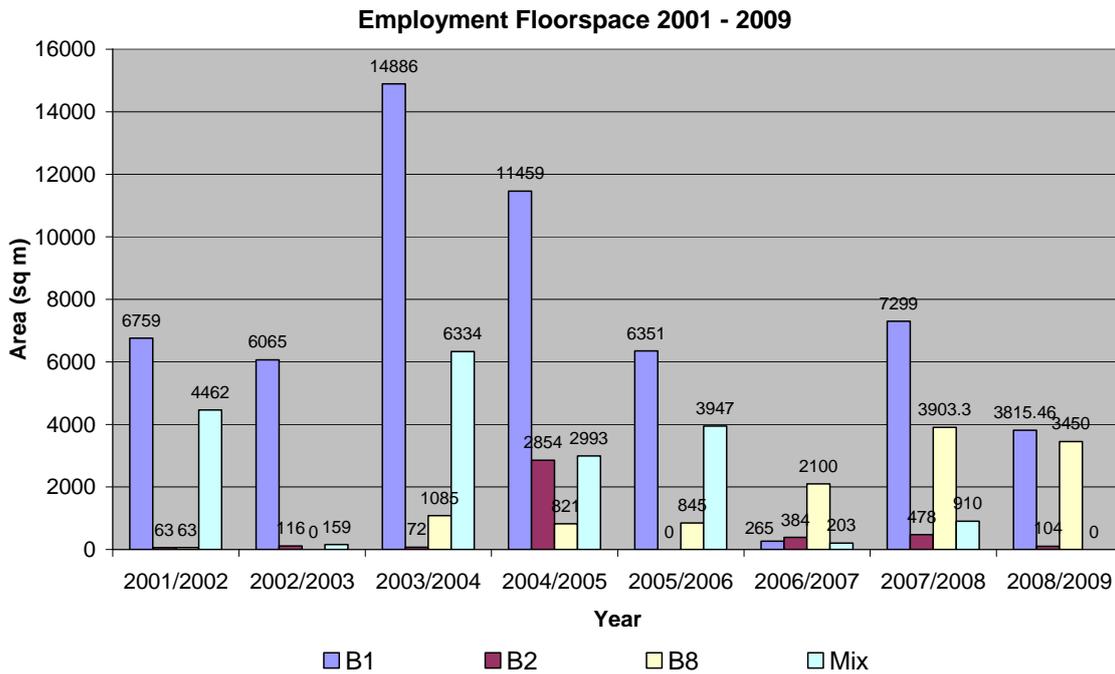
- Malvern Hills District has a strong focus on research and development and Central Technology Belt site;
- Demand for offices in South Worcestershire focussed on smaller units of less than 93sqm (1,000sqft);
- Many of Malvern Hills sites are small rural windfall sites often located on farm land and not located close to public transport. It should continue to provide key opportunities to support a local market for B2 or B8 in established areas like Tenbury Wells;
- Smaller live/work 'micro units' and incubator units should be provided in rural areas to help support indigenous growth in the Region;
- Great Malvern is 800<sup>th</sup> in the UK Shopping Centre rankings;
- Malvern has 138 retail outlets and over 20,000 sqm of floorspace;
- There is no overriding need for a new foodstore in the District over the period to 2026 and there is a need for additional comparison goods particularly in Malvern.

**BD1: TOTAL AMOUNT OF ADDITIONAL EMPLOYMENT FLOORSPACE – BY TYPE**

Targets and Objectives

5.4 The continued monitoring of the amount of floorspace developed for employment.

Results



Graph one: Completed Employment Floorspace 2001/09 (gross sq m)

Analysis

5.5 The majority of completed development is in use class order B1 (offices). There is a sustained level of development following on from the previous monitoring year.

**BD2: TOTAL AMOUNT & TYPE OF COMPLETED FLOORSPACE COMING FORWARD ON PREVIOUSLY DEVELOPED LAND**

Targets and Objectives

- 5.6 The continued monitoring of the total employment floorspace by type: Brownfield and Greenfield.

Results

Year	Green B1	Brown B1	Green B2	Brown B2	Green B8	Brown B8	Green Mix	Brown Mix
2001 - 2002	4312	2447	0	63	0	0	3777	685
2002 - 2003	3637	2428	116	0	0	0	159	0
2003 - 2004	8692	6194	0	72	0	1085	1945	4389
2004 - 2005	594	10865	2614	240	581	0	0	2993
2005 - 2006	822	3106	0	0	773	71.5	0	3947
2006 - 2007	265	0	384	0	2100	0	203	0
2007 - 2008	2779	4520	0	478	700	3203.3	0	910
2008-2009	3847.46	224	104	0	658	2750	0	0

Table seven: Total amount of completed employment floorspace 2001/09

Analysis

- 5.7 During 2008/09 MHD experienced more completed floorspace in greenfield than brownfield locations. The higher than normal greenfield development can be attributed to the continued re-use of rural building which is in accordance with MHDLP policies. It supports the contextual indicator that much of the District's land supply originates from small windfall sites.

**BD3: EMPLOYMENT LAND AVAILABLE – BY TYPE**

## Targets and Objectives

- 5.8 To ensure that sufficient land is identified to meet the District's needs and that there is a range of employment sites and premises available to provide a balanced portfolio.

## Results

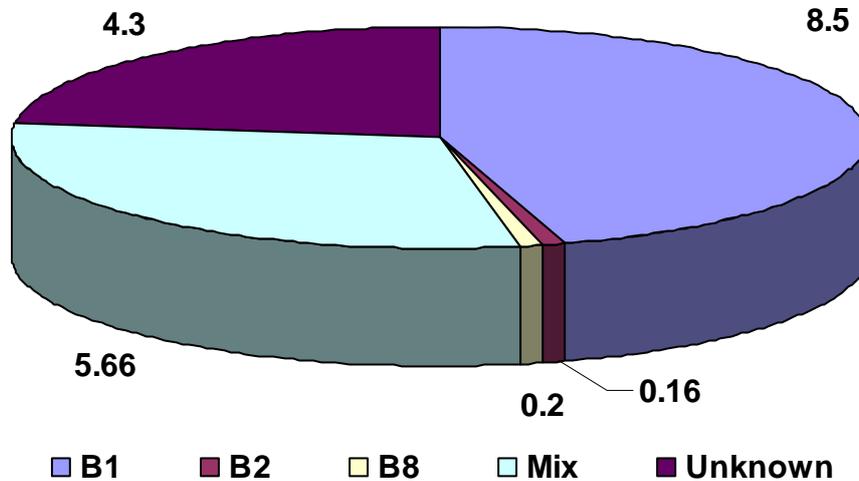
- 5.9 The following table shows the Malvern Hills Employment Land Supply based on the WCSP and emerging WMRSS employment targets.

Supply of Employment Land		1. WCSP Requirement 1996 - 2011	2. Emerging WMRSS 2006 - 2026
Employment Target (ha)		<b>55 ha*</b>	<b>11 ha**</b> (rolling five year reservoir)
Completions 96/09 (ha)		<b>44.01</b>	<b>N/A</b>
Commitments (net)	Offices (B1)	<i>8.5 ha</i>	<i>8.5 ha</i>
	General Industry (B2)	<i>0.16 ha</i>	<i>0.16 ha</i>
	Storage / Distribution (B8)	<i>0.2 ha</i>	<i>0.2 ha</i>
	B1 / B2	<i>1.75 ha</i>	<i>1.75 ha</i>
	B1 / B8	<i>0.85 ha</i>	<i>0.85 ha</i>
	B1 / B2 / B8	<i>3.06 ha</i>	<i>3.06 ha</i>
	Commitments Total	14.52ha	14.52 ha
Local Plan Allocations		4.3 ha	4.3 ha
Windfall Allowance		1.72 ha	1.72 ha
Total Supply		<b>64.55 ha</b>	<b>20.54 ha</b>
Supply vs Target		<b>+9.53 ha</b>	<b>+9.34 ha</b>
Total calendar employment supply		<b>N/A</b>	<b>Approx 9.3 years supply</b>

Table seven: Employment Land Supply 2009

- 5.10 The first stage in assessing Malvern Hills employment land supply is to identify the employment provision targets. The employment land supply requirements table (table six) identifies two possible targets for Malvern Hills District. These are:
- 5.11 Column 1 (\*) is based against the WCSP 1996 - 2011. Policy D19 Employment Land requires that MHDC provide about 55 ha of employment land. Column 2 (\*\*) is based against the Emerging WMRSS – Preferred Option Phase 2 Partial Review 2006 – 2026. Policy PA6A Table 4: Employment Land Provision requires that MHDC have a rolling five-year reservoir of at least 11 ha. Furthermore the table requires MHDC to provide at least 33 ha of employment land up to 2026. It is important to note there is no site threshold in this calculation i.e. every B1, B2 and B8 employment site is counted.
- 5.12 Conversely both Worcester and Wychavon use the methodology developed by the Regional Employment Land Survey (RELS). The main difference when using the RELS methodology is the use of a site threshold. For example, only sites equal to and above 0.4 ha are included in the land supply. MHDC has actively included smaller sites below the RELS threshold due to a large proportion of MHDC's employment land supply being made up of small windfall sites, as identified in the indicator. As a result MHDC's employment land supply is not entirely comparable with Worcester City and Wychavon District.
- 5.13 The assessment, based on column one, demonstrates that Malvern Hills District has a rolling five-year reservoir of employment land. Conversely the South Worcestershire Joint Employment Land Review is somewhat more difficult to judge. Furthermore column two also demonstrates Malvern Hills District has a rolling five-year reservoir of employment land.

5.14 The following graph illustrates the amount of land available by use class B1, B2, B8 and mix.



Graph three: Employment Land Available by Type 2008 – 2009 (Hectares) (See glossary for

Analysis

5.15 For the fifth year in a row we are still on target to meet our employment land requirements. In the monitoring year April 2008 to March 2009 3.71 hectares of employment land (B1, B2, B8) moved from commitment to completion (i.e. planning permissions implemented). 1.75 hectares were on land allocated for employment: (0.28 ha at site E1 Blackmore Park, 1.1 ha at site E3 Malvern Hills Science Park, and 0.37 ha at Betony Road, Malvern). The remaining 1.96 ha was from windfall development. This is consistent with previous years, with the average employment site/windfall split being 1.7ha/1.6ha per monitoring year from 1996 to 2009.

5.16 1.96 ha of additional employment land became available in the same year which, when accounting for 0.65 ha of permissions expiring in the same period, brings the increase in real terms to 1.31 ha.

5.17 To summarise, employment supply figures for this year are in line with County Structure Plan and WMRSS policies. Even accounting for a fall

off in land being made available in the next few years, both targets look to be achievable. There is still momentum within the system which is bringing land forward, with an increase in employment land in 2008-2009 of 1.2 ha. One sign of the recession affecting employment land availability this year is the amount of land under construction. Only 0.21 hectares of land is under construction as of April 2009, a fall from 2008 of 89%; therefore, existing sites have carried on to completion this year but there is little movement on outstanding sites. The next two years are likely to be highly significant, with the next year expected to show a stalling in the progress of employment sites as macro-economic fluctuations filter down to the local level. However, the district is still on target to meet the employment need in the medium to long term.

- 5.18 For more detailed information please consult our annual Employment Land Availability Study.

**BD4: TOTAL AMOUNT OF FLOORSPACE FOR TOWN CENTRE USES**

Target

- 5.19 To sustain and enhance the vitality and viability of the District town centres of Malvern, Upton upon Severn and Tenbury Wells, to protect shopping facilities located in district and local centres, together with those in rural areas.

Results

- 5.20 The following tables provides a split of A1 (Shops), A2 (Financial and Professional Services, B1a (Offices) and D2 (Assembly and Leisure) completed floorspace in town centre locations and outside the town centre during 2008/09.

APP	LOCATION	TOWN / LOCAL CENTRE	GAIN (sq m)		LOSS (sq m)		COMPLETED
			GROSS	NET	GROSS	NET	
08/00620	2 Teme Street, Tenbury	YES	35	35	0	0	YES
08/01221	Malvern Link	YES	0	0	-199	-199	NO
08/01102	Worcester Road	NO	0	0	-281	-281	YES

Table eight: A1 – Shops: Gains and Losses in 2008/09

A2 – Financial and Professional Services: Gains and Losses in  
2008/09

NONE

APP	LOCATION	TOWN / LOCAL CENTRE	GAIN (sq m)		LOSS (sq m)		COMPLETED
			GROSS	NET	GROSS	NET	
07/01493	B'more Park, Malvern	NO	2750 (B1a, B8)	2750 (B1a, B8)	0	0	YES
03/01235	Malvern Hills Science Park	NO	1394 (B1a, B1c)	1394 (B1a, B1c)	0	0	YES
08/00178	C'morton Common,	NO	94	94	0	0	YES
07/00068	Clifton	NO	256	256	0	0	YES
06/00050	Buildings	NO	295	295	0	0	YES

APP	LOCATION	TOWN / LOCAL CENTRE	GAIN (sq m)		LOSS (sq m)		COMPLETED
			GROSS	NET	GROSS	NET	
	(OS 8307 6230),						
08/00620	Tenbury	YES	21	21	0	0	YES
08/01046	Granville House	NO	208	208	0	0	YES
05/01867	Malvern	YES	0	0	-24.18	-24.18	YES
06/00535	Malvern	YES	0	0	-66.4	-66.4	YES
08/00472	Malvern	NO	0	0	-97	-97	YES
05/01688	Malvern	NO	0	0	-96.07	-96.07	YES

Table nine: B1a – Offices: Gains and Losses in 2008/09

D2 – Assembly and Leisure: Gains and Losses in 2008/09

NONE

#### Analysis

- 5.21 During 2008/09 there was a small increase in shop floorspace (35 sq m) across all Local Plan defined town centres. Conversely the cumulative total (i.e gain minus loss) saw a reduction in shop floorspace across the District, totalling 246 sq m. There was no recorded activity for A2 or D2 units in town centres and/or across the District during 2008/09. During 2008/09 the most significant Town Centre Uses activity was offices. Table x reveals a small reduction in available office floorspace in Malvern Town Centre. In all cases this was due to a change of use from a first floor office to a dwelling (C3). Conversely there was an increase of approximately 590 sq m plus 4144 sq m of mixed office and general B1 use classes across the District.

- 5.22 Overall there has been no significant change to Town Centre Uses during 2008/09. In the long term the Malvern Hills Town Centres and Retail Study broadly identifies the likely need for 5,000sq m of comparison good (clothing, footwear, DIY, Household Goods and Recreational Goods) floorspace over the next 10 years. This will help maintain Malvern's current market share of expenditure in the face of strong competition from other towns and cities including Worcester, Hereford and Cheltenham.
- 5.23 It is suggested this need might best be met by concentrating one or two large sites to help achieve critical mass of floorspace necessary to achieve investment. Currently, MHDLP Policy EP17 allocates land for mixed use development including retail at Edith Walk, Malvern. While this remains an important site, it is unlikely that it could accommodate the amount of floorspace required over the next 10 years. We will therefore, need to consider further provision. Policy EP18 allocates land at Tenbury cattle market site and Teme Street for mixed use development which should support the vitality and viability of its town centre. Monitoring of town centre uses will enable us to consider future allocations within town centres.

## HOUSING

KEY OBJECTIVES	
<ul style="list-style-type: none"> <li>• 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.</li>   <li>• 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.</li>   <li>• Promote the reuse of previously developed land and buildings for development particularly in urban areas.</li> </ul>	
KEY POLICIES – Malvern Hills District Local Plan (Adopted July 2006)	
<b>DS4:</b> Meeting the Strategic Housing Requirement <b>DS5:</b> Housing Sites within the Malvern Urban Area <b>CN1:</b> Dwelling Mix and Size	<b>CN2:</b> Providing affordable housing in residential development <b>CN3:</b> Rural Exception Sites <b>CN6:</b> Efficient Use for Residential Development
Key Indicators and Targets	2008 - 2009
H1 – Plan period and Housing Target	☺
H2 (a) Net additional dwellings – in previous years	☺
H2 (b) Net additional dwellings – for the reporting year	☺
H2 (c) Net additional dwellings in future years	☺
H2 (d) Managed delivery target	☺
H3 New and converted dwellings on previously developed land	☺
H4 Net additional pitches (Gypsy and Traveller)	☹
H5 Gross Affordable Housing Completions	☺
H6 Housing Quality – Building for Life Assessments	No data

## CONTEXT

The following SWJCS studies help provide the context for the above indicators:

- Strategic Housing Market Assessment Report 2007;
- Local Housing Needs Sept 2007;
- Gypsy and Traveller Accommodation Assessment.

The Phase 2 partial review of the Regional Spatial Strategy gives a target of 4,900 dwellings to the Malvern Hills Area in the period 2006-2026. Taking into account the existing completions and commitments, and windfall allowance it is considered that there is a need to find land in sustainable locations, for about 2,100 houses.

The South Housing Market Assessment (April 2007) and the Local Housing Needs Report for the three South Worcestershire authorities (Malvern Hills and Wychavon District and Worcester City) Sept 2007 conclude that the current thresholds and percentages of development required for affordable housing on the open market sites will need to change if sufficient affordable housing is to be delivered to meet the future needs of South Worcestershire residents.

There is an annual requirement for approximately 606 affordable dwellings across the three South Worcestershire authorities to meet recognised needs. This is roughly 50% of the total number of additional dwellings of all tenures proposed by the WMRSS. Of the 606 dwellings approximately 46% is required for social renting purposes. Key findings for Malvern Hills District show a severe shortage of low cost rented accommodation and a lack of 4 bed social rented housing.

A Gypsy and Traveller Accommodation Assessment was undertaken for the South Housing Market Area (as defined in the West Midlands Regional Spatial Strategy) and a final report produced in March 2008. This report establishes the overall numbers of Gypsy and Traveller households and a projection of the need for additional pitches within the sub region. The Report identifies a need for an additional 26 pitches on existing public and private sites within Malvern Hills District. It also identifies a need for an additional Show people site for a minimum of 8 'yards' and a temporary stopping place for not less than 10 pitches to accommodate short term needs.

## **H1 PLAN PERIODS AND HOUSING TARGETS**

### **H2(a) NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS**

### **H2(b) NET ADDITIONAL DWELLINGS FOR THE REPORTING YEAR**

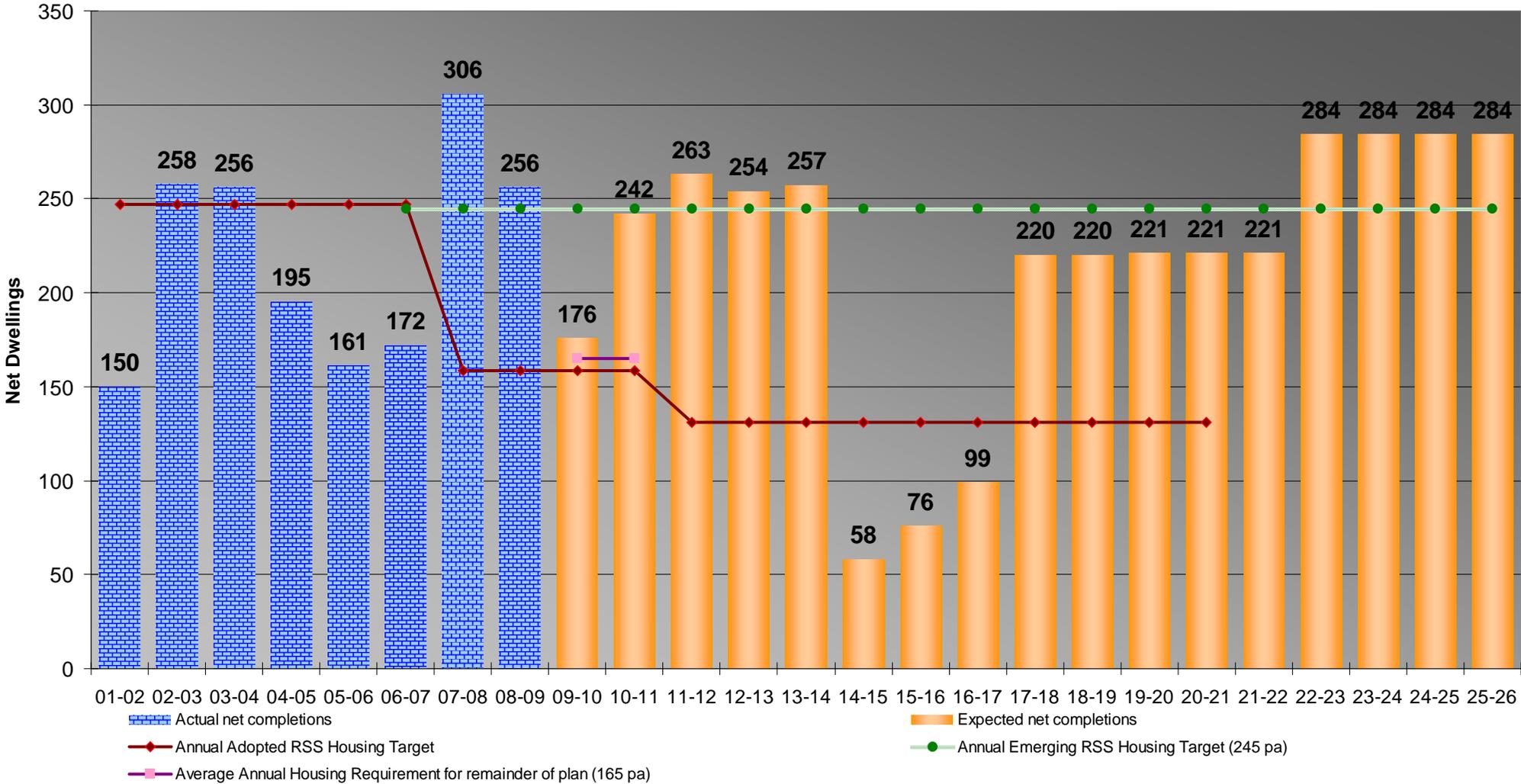
### **H2(c) NET ADDITIONAL DWELLINGS IN FUTURE YEARS**

### **H2(d) MANAGED DELIVERY TARGET**

#### Targets and Objectives

- 5.24 To show likely levels of housing delivery up to 2026.
- 5.25 The following documents and sections are listed to assist you in understanding the context and processes involved in arriving at these figures.
- AMR 2009 - Appendix One;
  - Housing Land Availability 2009 – Five Year Housing Land Supply, Completion rates and Commitments;
  - South Worcestershire Joint Core Strategy Preferred Options Paper (October 2008) – Spatial strategies for phasing and preferred commitment and location of housing;
  - Previous AMR Housing Trajectories;
  - WMRSS Phase Two Revision – Draft, Dec 2007; and
  - WMRSS Phase Two Revision – EIP Report of the Panel, Sept 09
- 5.26 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 or 15 years (whichever is the longer) period compared with the strategic housing requirement from the Regional Spatial Strategy (RSS). It is therefore possible to determine whether there is, or is likely to be, a shortfall or oversupply in the number of dwellings completed in relation to the required completion rates and overall growth requirements. If there is a shortfall or surplus in the number of homes coming forward, it may then trigger a review of the housing policies through the Local Development Framework process, or influence decisions on planning applications.

Graph four: H2 (c and d): Malvern Hills District Housing Trajectory up to 2026 (17 years)



5.27 The trajectory provided seeks to make reasonable estimates of the likely delivery of new housing and is to be interpreted as a 'snap shot'.

5.28 However, the process of establishing a housing trajectory to the year 2026, which is the end date for the emerging WMRSS Phase Two partial review is subject to considerable uncertainty. In the specific case of Malvern Hills District uncertainty exists over the following:

- The effects of current economic downturn which was a particularly strong feature of the monitoring year (2008/09) and is forecasted to remain in the short-term;
- The precise extent of infrastructure constraints to new housing development (particularly longer term development) and when any identified constraints can be overcome (this process is being refined through the emerging SWJCS and discussions with infrastructure providers); and
- Determining the location of strategic housing development within South Worcestershire including having to accommodate some of the Worcester housing targets.
- The inclusion Determining of unallocated brownfield sites within Malvern Hills District. PINS Guidance states that these sites maybe included in the District's 5 year supply of deliverable sites but only where the District has meet all the test of deliverability in PPS3: Housing. (Please consult our Housing Land Availability Report 2009 for more detailed information).

5.29 Therefore, in order to provide a meaningful trajectory a number of assumptions have been made, which include:

- Whilst all Local Plan Allocated sites are capable of development by 2011, in practice the economic downturn means that some, such as the Treasurers Site Malvern (MHDLP Policy DS5,H11), may not be;

- The emerging SWJCS will not include a 'windfall allowance' until 2022/23, in line with PPS3 Housing that states windfall allowance should not be counted within the first 10 years of adoption. See paragraph 5.47 for a more detailed explanation;
- Current information provided by infrastructure providers will be used to programme the release of major urban extensions and rural growth, accepting that this will be refined through progress with the SWJCS and the development of the implementation plan;
- Existing planning permissions for new dwellings at the base date for monitoring purposes (2009/2010) are capable of being developed by 2013/2014;
- No assumptions are made in this submission about potential unallocated brownfield sites;
- A 2% non implementation rate (as determined by the adopted Local Plan) has been assumed for all housing commitments included as part of our housing supply;
- Emerging WMRSS Phase Two Preferred Option requirements up to 2026 will provide the basis for trajectory requirements; and
- As the extent and distribution of Worcester related housing growth is still to be refined and agreed between the South Worcestershire Authorities, Worcester related growth will be addressed through a separate trajectory.

#### Analysis

5.30 The housing trajectory has been compiled using net housing completion figures from April 2001 to March 2009 (blue columns) and expected net completions (orange and green columns). The projection to 2013/14 (orange columns) is a forecast of likely number of dwelling completions on Local Plan allocated sites, the implementation of current planning permissions (583 as at 1.4.09) and the possibility of some additional permissions via the emerging SWJCS in rural locations.

- 5.31 Beyond 2014/15 it is projected that completions will come forward through ongoing implementation of Allocated Local Plan Sites (up to 2015/2016) and SWJCS sites. A windfall allowance has not been applied until 2022/23.
- 5.32 The latest position, as indicated in the 2009 HLA, shows that MHDC has a Local Plan Allocated commitment of 474 dwellings which are either under construction or have outstanding planning permission. Estimated construction periods for all the allocated sites have been applied based upon information submitted by site owners to the Local Plan inquiry in 2005, the SWJCS evidence study SHLAA and local knowledge of the individual sites' likely completion dates. The 2008 housing trajectory indicated that Malvern Vale (North Site), the largest Local Plan housing allocation, would make up a significant element of housing completions in the current monitoring period. However, in practice 197 windfall dwelling completions accounted for 78% all of the net dwelling completions throughout the district during 2008/09. However this is a marked improvement on 2007/08, where no completions on Local Plan sites were registered. The 2009 Housing Land Availability study considers a higher proportion dwelling completions will occur on Local Plans over the next four to five years whilst sites such as Malvern Vale are built out. MHDC is still taking a cautious approach on the likely dwelling completions on Malvern Vale and we anticipate a total completion of the site by 2014/2015. However, early market recovery could easily shorten this period.
- 5.33 The 2008 AMR assumed that the housing market will slowly improve from 2010/2011 onwards due to the UK economic recovery. However during 2008/09 completion figures are better than expected. Based on the 2008 Housing Trajectory MHDC provided 43 more dwellings than was predicted. This can be attributed to the larger sites within Malvern Town recovering from the recession earlier than anticipated. Projecting from 2010/2011 to 2025/2026 the trajectory applies the emerging WMRSS *phase two Revision – Draft, Preferred Option paper*

(December 2007) policy CF3 “*Level and Distribution of New Housing Development*” and more specifically housing proposal figures for Malvern Hills District (page 75).

- 5.34 The emerging WMRSS proposes 24,500 dwellings to be built in the South Worcestershire area between 2006 and 2026 of which Malvern Hills District’s share is 4,900 dwellings, which equates to an annual target of 245 dwellings per annum (green line with green circles) (NB This does not include any element of provision for Worcester growth).
- 5.35 A marked decline is predicted in dwelling completions during 2014 to 2017. The figures displayed include the remaining Local Plan allocated sites and the rural phasing of SWJCS. The reason for such a low number is threefold. Firstly it is expected that the majority of existing commitments will be built out by 2014; Secondly the phasing of potential large strategic sites in Malvern are not anticipated to start until 2015; and lastly there is no account of windfall development in the form of an allowance until 2022/23.

#### Worcester’s growth outside the administrative boundary

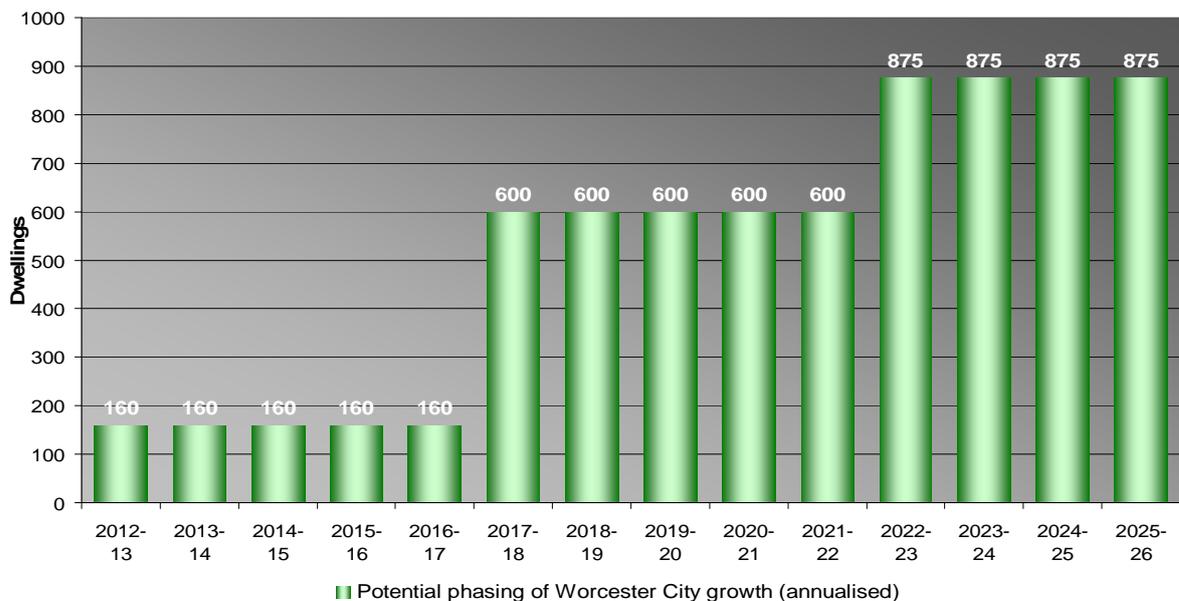
- 5.36 This year’s Annual Monitoring Report has also addressed, jointly with Wychavon and Worcester City Councils, the element of Worcester growth to be located outside but adjacent to the city boundary. This has not been included in any of the three authorities’ five year land supply calculations. One of the purposes of the three Local Planning Authorities working together on the SWJCS is to determine the most appropriate location(s) to meet the RSS Preferred Options target of 10,500 dwellings at Worcester and the assumption that around 7,300 dwellings would be located beyond the City boundary. For Worcester growth beyond the boundary the SWJCS Preferred Options sets out a number of broad locations and developers have clearly demonstrated a willingness to bring development forward in these areas. Due to uncertainty regarding the delivery of strategic infrastructure it is

considered premature to include a specific 5 year housing land supply calculation for the 7,300 dwellings at this stage. The situation will be reviewed at the end of the monitoring period with the intention of producing a full calculation for next year’s AMR.

5.37 Notwithstanding the aforementioned uncertainty the delivery of the 7,300 dwellings is set out in more detail below. The SWJCS Preferred Options identifies potential areas for growth of which 500 dwellings could be located to the north, 3,500 dwellings to the west, 3,000 dwellings to the south and 300 dwellings to the south east of the City. Figure 2 provides a prediction of the annualised potential phasing for this development. The phasing reflects the relatively large scale of the developments, the need to masterplan these developments and the delivery / funding of necessary strategic infrastructure.

5.38 However, the actual extent and distribution of growth including allocating strategic sites will be set out in the SWJCS pre-submission document which will be published in the autumn of 2010.

Fig 2: Worcester’s growth phasing outside the administrative boundaries



- 5.39 An Examination in Public (EIP) into the WMRSS Phase Two Revision, Draft took place between April and June 2009. The Planning Inspectorate subsequently published its Report of the Panel in September 2009. The housing section of this AMR will not include any EIP targets as they could be subject to the Secretary of State's Proposed Changes anticipated in Early 2010. It is recognised however, that Worcester City and South Worcestershire should be mindful of the Panel's Report.
- 5.40 The EIP Panel propose an increase of 32,300 (8.8%) making a total of 397,900 for the West Midlands Region for the period 1 April 2006 to 31 March 2026. The increase for the Major Urban Areas is 17,600 and in the Shires 14,700.
- 5.41 For the Councils of Malvern Hills, Worcester and Wychavon who are preparing the South Worcestershire Joint Core Strategy and the Site Allocation and Policies Development Plan Documents, the Panel's suggested changes to the housing supply figures are as follows:

	<b>WMRSS Phase 2 Revision</b>	<b>EIP Proposed Increase</b>	<b>Revised Total (1.4.2006 - 31.3.2026)</b>
Malvern Hills	4,900	100	5,000
Worcester City	10,500	500	11,000
Wychavon	9,100	400	9,500
<b>Total</b>	<b>24,500</b>	<b>1,000</b>	<b>25,500 (4% increase)</b>

Table ten: Regional Housing Numbers 2006/26

- 5.42 Growth at Worcester has potential land implications for both Malvern Hills and Wychavon, as set out in the table eleven.

RSS Preferred Option	EIP Panel Report
3,200 within the city	3,500 min within the city
7,300 outside the city with Malvern Hills and Wychavon	3,500 within MHD adjacent to the west of Worcester. Remaining split of 4,000 is to split between Worcester, MHD and Wychavon District

Table eleven: Location for Worcester city's growth

- 5.43 With regard to the 4,000 dwellings in table eleven above the Panel does not rule out some of this being on Green Belt land to the north of the city. With respect to making recommendations for an urban extension of at least 3,500 dwellings to the west of Worcester the Panel appears to have placed considerable weight on certain provisions of the emerging SWJCS Preferred Option and evidence submitted by prospective developers. Whilst at paragraph 8.92 the Panel concludes it would be 'inappropriate to consider such matters in detail' it however, concludes at paragraph 8.101 that it is 'necessary to give a limited steers to provide a minimum of guidance for working up the SWJCS. One factor influencing this conclusion was a concern that there could be a delay in agreeing any direction of growth. Other aspects of Worcester related growth is not subject to the same level of directional precision.
- 5.44 The Panel does not consider that there is a justification for the RSS to include a windfall allowance as this runs against the advice set out in PPS3 i.e. land must be explicitly identified for the first 10 years of supply.
- 5.45 One of South Worcestershire's objections to the WMRSS Phase Two Review was the lack of guidance on Phasing requirements. It should be noted that the Panel is recommending a more detailed phasing

trajectory for Worcestershire (see R4.1 page 108). Furthermore, due to the current economic recession and the length of time it will take the development industry to deliver high build rates, the Panel propose a housing trajectory where housing delivery is significantly higher in the second half of the Plan period i.e. 2018-2026.

### Housing Supply

- 5.46 This section will assess three housing supply targets: firstly the Adopted Local Plan target; secondly the Adopted RSS targets and thirdly the emerging RSS (RSS Draft Revision) targets.
- 5.47 In line with PPS3 requirements of measuring housing supply against adopted targets core output indicator H1 will be measured against the adopted RSS housing figures. However it should be noted that PPS3 also states that where the Regional Spatial Strategy is in development, or subject to review, Local Planning Authorities should also have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy. For this reason the trajectory on page 30 also includes an annual Emerging RSS housing target (Green line with green circles).
- 5.48 At April 2009 a requirement for 165 dwellings per annum is required to be completed over the next two years to fulfil the Adopted Local Plan target. Current forecast suggests that there will be a potential oversupply of 88 dwellings. This can be partially attributed to continued strength of windfall dwelling completions throughout MHD.
- 5.49 The annual adopted WMRSS (brown line) represents a net housing target of 3,520 dwelling by 2021. Predictions show that a potential oversupply of +573 dwellings exists.

- 5.50 The annual emerging RSS (green line) housing target of 245 dwellings per annum is projected to show a potential undersupply of -502 dwellings by 2026.
- 5.51 Part of the reason behind this undersupply can be attributed to the PPS 3: Housing position on windfall housing sites. The SWJCS Preferred Option paper (page 27) identifies that windfall development has historically been a significant component of housing land supply and the Strategic Housing Land Availability Assessment (SHLAA) examines this case further and suggests that a potential windfall allowance of 60 dwellings per annum should be incorporated in to the emerging WMRSS housing targets. For the purposes of this trajectory the windfall allowance has been calculated from 2022/23 onwards. If an allowance were included from the SWJCS date of adoption in 2011 this would result in a further 600 dwellings and an oversupply of 98 dwellings.
- 5.52 **For more detailed information regarding Malvern Hills District Housing Land Supply and more specifically the 5 Year Housing Land Supply please consult the [Housing Land Availability Report 2009](#) and Appendix Two (page k)**

### **H3: NEW AND CONVERTED DWELLINGS – ON PREVIOUSLY DEVELOPED LAND**

#### Target and Objectives

- 5.53 To achieve at least 70% of new and converted dwellings for the AMR period 2007 – 2008 on previously developed land as set out in the Worcestershire County Structure Plan and the MHDLP.

## Results

	Total number of dwellings on Previous Developed Land
Gross	237
% gross on PDL	87%

Table twelve: Total number of dwellings on Previous Developed Land

## Analysis

- 5.54 37 dwellings were completed on previously developed land (PDL) out of a total of 272 gross completions during 2008/09. This equates to 87% of completions on Brownfield land. This exceeds the last two AMR figures of 80% (07/08) and 73% (06/07). There are no foreseen problems maintaining the target figure for the remainder of the Plan period. This is due to housing allocations listed in MHDLP Policy DS5 are on previously developed sites. Conversely beyond the Local Plan it is envisaged the District will face problems maintaining a target above 70% as the Council looks to allocate the WMRSS housing targets.

**H4: NET ADDITIONAL PITCHES (GYPSEY AND TRAVELLER)**

## Targets and Objectives

- 5.55 To meet the housing requirements of the population of the District.

## Results and Analysis

- 5.56 Malvern Hills District currently has the following provision

District	Authorised Sites		Unauthorised – own land		Unauthorised Encampment	Total
	LA	Private	Tolerated	Not Tolerated	Not Tolerated	
MHDC	5	32	3	2	14	56

Table thirteen: Number of pitches in MHDC

- 5.57 No new pitches were delivered in 2008 – 2009. Application 08/00886/FUL (Change of use to enable residential use by a gypsy family on a single pitch with 3 caravans) was allowed on Appeal, but the Appeal decision fell in the monitoring year 2009-2010. The requirement for an additional 44 pitches to meet current and future needs will be addressed through the South Worcestershire Joint Core Strategy and the Council’s Housing Strategy.

## **H5: GROSS AFFORDABLE HOUSING COMPLETIONS**

### Targets and Objectives

- 5.57 To enable provision of 30 affordable homes annually in urban areas between 2006 and April 2011 (Key target 10 – Malvern Hills District Council Housing Strategy 2006 – 2009).

### Results and Analysis

	<b>Social rent homes provided</b>	<b>Intermediate homes provided</b>	<b>Affordable homes total</b>
H5	39	33	72

Table fourteen: Number of affordable homes delivered during 2008/09

- 5.58 In the monitoring year 2008/9, 72 affordable homes were delivered across sites in the District and 122 were completed. This is a significant increase on previous years. This sudden improvement can be attributed to the large developments at Malvern Vale and Prospect Close which accounts for 38 and 50 completed dwellings respectively. Future projections show this trend is like to continue over the next four to five years whilst the Malvern vale site is built out. When comparing the two total completions columns you will notice Prospect Close is not included in the total homes delivered. This is because Prospect Close has yet to be officially handed over to Festival Housing. This is scheduled to occur in the monitoring year 2009-2010.

Location	RSL Rent Scheme	RSL Shared Ownership Scheme	Total Completions	Total Homes Delivered
Lidl, Malvern	5	0	5	5
Hallow	6	11	17	17
Eardiston	0	4	4	4
North site 1a	16	7	23	23
North site 1b	2	3	5	5
Malvern Vale Group A	6	0	6	6
Malvern Vale FTBI	0	4	4	4
Hallow	4	4	8	8
Prospect CI, Malvern	24	26	50	0*
<b>TOTAL</b>	<b>63</b>	<b>59</b>	<b>122</b>	<b>72</b>

Table fifteen: Total Affordable Housing Completions during 2008-2009.

## H6: HOUSING QUALITY – BUILDING FOR LIFE ASSESSMENTS

### Targets and Objectives

- 5.59 To show the level of quality in new housing developments

### Results and Analysis

- 5.60 From December 2009, planning bodies are now required to provide Building for Life assessments for all new housing developments of ten units or more. A Building For Life Assessment scores the design quality of planned or completed housing developments against the 20 Building for life criteria. Informal assessments can be done by anyone, but formal assessments can only be carried out by an accredited Building for Life assessor. We do not currently collect data to report on this indicator, as MHDC is still waiting to be trained by a CABE officer.

We are actively engaging with CABA to ensure that measures are put in place to address this indicator for future, but it could be at least 18 months before an MHDC officer receives training. CABA is committed to training at least one officer in each Local Authority by 2011.

**ENVIRONMENTAL QUALITY**

Key Objectives	
<p>Flooding - Development in all areas at risk of flooding will only be permitted where an appropriate flood risk assessment has been carried out and the proposed development meets all of MHDLP 2006 Policy DS16 criteria.</p> <p>Enhance biodiversity and protect from damaging development and land use activity, important environmental, landscape, townscape and historic features and characteristics.</p>	
Key Policies – Malvern Hills District Local Plan Adopted July 2006	
<p><b>DS16</b> - Development and Flood Risk</p> <p><b>QL16</b> Sites of Special Scientific Interest</p> <p><b>QL17</b> Sites of Regional or wildlife importance</p> <p><b>QL18</b> Protected Species</p> <p><b>QL20</b> Creation of Habitats</p>	
Key Indicators and Targets	2008 – 2009
<b>E1</b> Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	☺
<b>E2</b> Changes in biodiversity	☺
<b>E3</b> Renewable Energy Generation	☺

## **Context**

A comparison of the Environment Agency Flood Zone data (April 2007) and Ordnance Survey Address Point Data (Sept 2006) using Geographical Information Systems showed that for the period 1 April 2006 – 31<sup>st</sup> March 2007, 712 properties were at risk in Flood Zone 3 (1% annual probability flooding) and 1433 properties in Flood Zone 2 (between 0.1% and 1 %) in the Malvern Hills District.

The location of development in areas affected by flood risk is an important development strategy consideration and the indicator will monitor the number of developments which are potentially located where they would be at risk.

Malvern Hills District has 1,125.25 ha of Sites of Special Scientific Interest (SSSI). It also has 1 Local Nature Reserve and 191 Special Wildlife Sites.

Under the Kyoto Protocol by 2008 – 2012 the UK must reduce its baseline emissions of six major greenhouse gases by 12.5% from a baseline target set in 1990. Furthermore the Climate Change Bill commits the UK to reductions in CO<sub>2</sub> emissions of at least 26% by 2020 and a long term goal of an 80% reduction by 2050 has been set by the Government.

The Government has a target of supplying 10% of electricity from renewable sources by 2010 and 20% by 2020.

**E1: NUMBER OF PLANNING PERMISSIONS GRANTED CONTRARY TO THE ADVICE OF THE ENVIRONMENT AGENCY ON FLOODING AND WATER QUALITY GROUNDS**

Targets and Objectives

- 5.61 To control the development of development in areas at risk of fluvial flooding.

Results and Analysis

Application	Type	Reason for E/A Objection	Outcome
07/01242/FUL	Caravan Sites- Minor	PPS25/TAN15 – Request for FRA/FCA	Refused
08/00567/FUL	Residential Minor	PPS25/TAN15 – Request for FRA/FCA	Permitted
08/01500/FUL	Residential Minor	Loss of access to the development	Permitted
08/01938/FUL	Recreational Schemes- Minor	Risk to the Development	Permitted

Table sixteen: Applications granted contrary to initial EA Advice

- 5.62 Four planning applications were initially recommended for refusal by the Environment Agency on the grounds of potential risk of flood. Of these applications, 3 were permitted following agreement of conditions relating to Flood storage compensation, Floor levels, Pedestrian Access and Drainage. Therefore, no applications were granted contrary to Environment Agency advice.

**E2 CHANGES IN BIODIVERSITY**

Targets and Objectives

- 5.63 Monitoring the condition, and changes of condition, of Sites of Special Scientific Interest within the district contributes to an

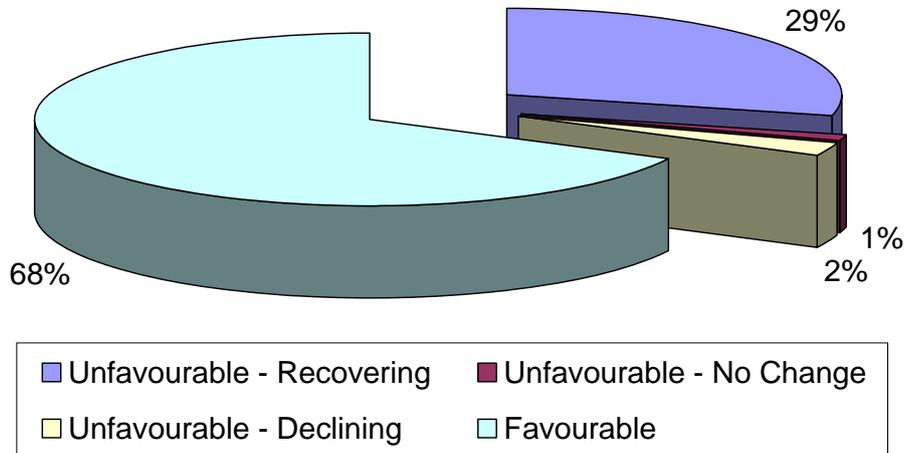
understanding of the overall biodiversity within Malvern Hills District, and how Development Policies are contributing to the recovery or decline of these sites. The Government has set a public service agreement (PSA) target that 95% of SSSI should be in favourable condition or recovering position by 2010. 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).

### Results and Analysis

Condition	No of SSSIs
Favourable	56
Unfavourable - Recovering	24
Unfavourable - No Change	1
Unfavourable - Declining	2

Table seventeen: Condition of Sites of Special Scientific Interest (SSSI) in Malvern Hills District during 2008/09

- 5.64 The SSSI condition data is taken from the Natural England website via the Multi-Agency Geographic Information for the Countryside portal ([magic.gov.uk](http://magic.gov.uk)). Not every SSSI is assessed annually so the above table comprises historic and current data. The condition of sites continues to improve with 68 % favourable compared to 66% the previous year (AMR 2007 – 2008) and 46% in 2006/7. 97% of sites are in a favourable condition or recovering, exceeding the 2010 target. There have been no SSSIs lost to development or further sites designated.



Graph six: Condition of Sites of Special Scientific Interest (SSSI) Malvern Hills District 2008 – 2009 by %

### E3 RENEWABLE ENERGY GENERATION

#### Targets and Objectives

5.65 To show the amount of renewable energy generation by installed capacity and type.

#### Results and Analysis

E3	Permitted installed capacity in MW	Completed installed capacity in MW
Solar Photo-voltaic	1 application	1 application
Ground Source	3 applications	3 applications

Table eighteen: Renewable Energy Applications Approved

5.66 Three applications were received for Ground Source Heat Recovery systems. The first was the provision of a Ground source

Heat Pump at the Stables, Alfrick (**08/00781/FUL**). The second was a variation of Condition 21 for 08/01335 at Land at Clifton on Teme, which changed the energy solution of the development from a proposed Biomass boiler to a Ground Source Heating solution (**08/01059/CCO**). The third application was for the installation of a Ground source heat pump as part of the conversion of agricultural buildings to form 4 dwellings at Noak Farm, Clifton-on-Teme (**08/00684/FUL**). None of the applications specify the exact model and capacity of the solution.

5.67 There were three applications for solar thermal/photo-Voltaic installations:

**08/01058/FUL** at Spindrift, Lansdowne Road, Malvern, for the Installation of Solar Thermal collectors

**08/00588/FUL** at 27 Jasmine Road, Malvern; proposed solar panels and photo-voltaic panels to existing roof

**08/01393/FUL** The Rectory, Church Road, Clifton-on-Teme- Fit 2 solar water panels to south facing roof.

5.68 On 6 April 2008 *Statutory Instrument 2008 No. 675 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008* came into force. This categorises certain installations of domestic microgeneration equipment as permitted development, in particular solar PV, solar thermal, ground source heat pumps, and biomass heating systems. All these are subject to conditions. Therefore for almost the whole of the last monitoring year many renewable energy installations would not have needed planning permission and would not be visible through the planning process. We will be seeking clarification from the Region with regard to continued monitoring of Core Output Indicator E3 now that many potential applications will no longer be 'visible' to us.

**MALVERN HILLS DISTRICT LOCAL PLAN LOCAL INDICATORS**

5.69 The Malvern Hills Local Plan Adopted in July 2006 outlines Local Indicators which we use in conjunction with the Core Output Indicators outlined in Section 4 to monitor the success of our planning policies. These Local Indicators are set out below:

<b>Local Indicators</b>	<b>Monitoring Indicators 2007 – 2008</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.
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.

Local Indicators	Monitoring Indicators 2007 – 2008
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 , Nursing Homes and Supported homes
20	Density of completed dwellings

Table nineteen: MHDC's Local Indicators

Since the adoption of the Local Plan, the following Local Indicators are obsolete:

Local Indicator	Reason for Non-Reporting
13 The number of design statements submitted with planning applications.	Design Statements are required as part of planning application validation.
3 The amount of affordable housing provided annually through the planning process on both allocated and windfall sites in addition to exception sites.	Identical Indicator found in the Core Output Indicator section
11 The number and type of renewable energy scheme approved or refused.	Identical Indicator found in the Core Output Indicator section

Table twenty: Deleted Local Indicators

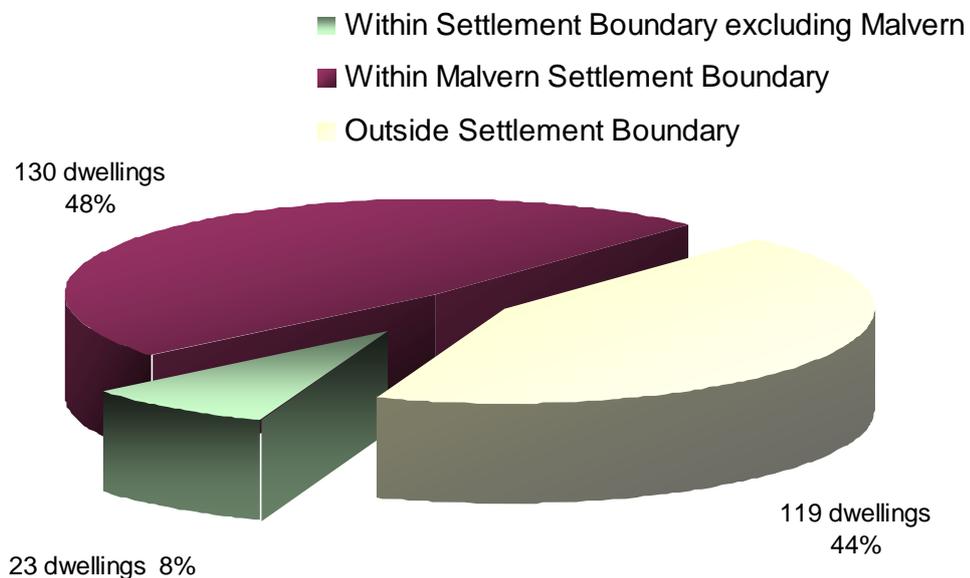
**LOCAL INDICATOR 1: LOCATION OF NEW HOUSING DEVELOPMENT**

Targets and Objectives

5.70 To 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. This also aims to protect the open countryside from sporadic and inappropriate development.

Results and Analysis

5.71 The above graph shows 56% of completions are within the urban area of Malvern and defined settlement boundaries. This is accordance with the defined development strategy outlined in the MHDLP. The remaining 44% accounts for completions outside of a settlement boundary and includes applications for: replacement dwellings, change of use of existing rural buildings and agricultural or forestry buildings.



Graph seven: Number and percentage of housing completions 2008-2009

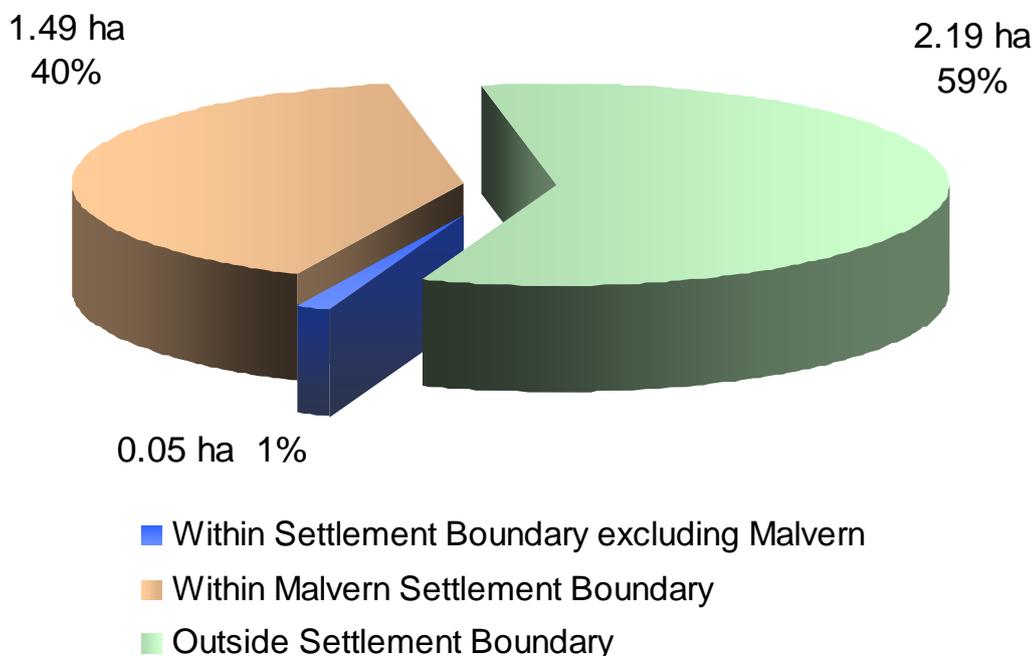
## LOCAL INDICATOR 2: LOCATION OF NEW EMPLOYMENT DEVELOPMENT

### Targets and Objectives

- 5.72 To locate development within sustainable settlements that 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.

### Results and Analysis

- 5.73 There continues to be a steady supply of new employment development within the District, with a total of 3.72 ha this monitoring year following 4.05 ha the previous year (2007-2008). The majority of sites are windfall (2.24 ha). Of the development completed outside of settlements, 1.66 ha was the re-use of agricultural buildings with the remainder being both Greenfield and Brownfield land. This is in accordance with Plan policies DS15, DS16, EP6 and EP7.



Graph eight: The location of completed employment development during 2008/09

**LOCAL INDICATOR 4: DEVELOPER CONTRIBUTIONS;** and  
**LOCAL INDICATOR 18: COMMUNITY INFRASTRUCTURE**

Targets and Objectives

- 5.74 To monitor the environmental, social and economic benefits to the community of Section 106 agreements. Provision should be made within new developments where appropriate for pedestrian and cycle ways which link existing networks and provide access to public transport in a manner which encourages their use.

Application Site	Section 106 Agreement Type
Land at Lambswick, Lindridge	Open Space (£14,251) Education (£21,136)
Leigh Sinton Farm, Upper Interfields	Transport (£9,000)
36 Church Street (Highlea) Malvern	Open Space (£18,120.49)
Priors Court	Education (£10,244)

Table twenty one: Developer Contributions

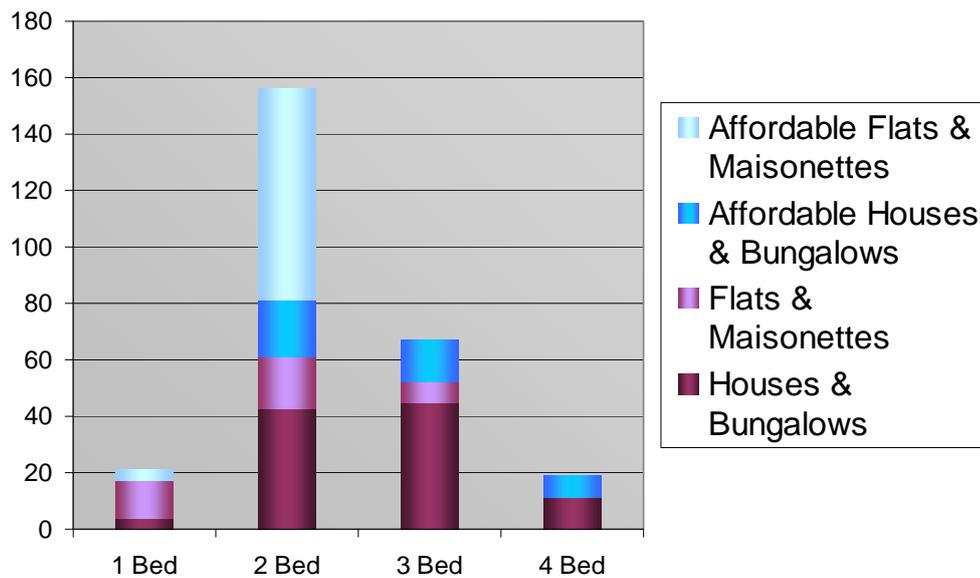
Results and Analysis

- 5.75 Monitoring of our Section 106 agreements provides the evidence to inform Local Indicators 4 and 18. Four Section 106 Agreements have been agreed during 2008 – 2009 which have secured education provision, transport initiatives and open space. MHDLP Policy DS16 requires the consideration of planning obligations against defined criteria. The policy is supported by the Developer Contributions and Planning Obligations Supplementary Planning Document.

**LOCAL INDICATOR 5: MIX OF SIZES OF HOUSING**

Targets and Objectives

5.76 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 existing settlement patterns.



Graph nine: Dwelling mix (no of Bedrooms) 2008-2009

Results and Analysis

5.77 During 2008/09 two-bed properties constituted the majority of completions, a consequence of the large number of affordable housing units built this year. There were eight four-bed affordable housing completions in 2008/09, ending a two year trend of no four-bed completions. Despite this, there is a lack of provision in this area. We will continue to monitor this trend and use the results to inform our Housing Strategy.

**LOCAL INDICATOR 6: AMOUNT OF HOTEL DEVELOPMENT**

**LOCAL INDICATOR 7: AMOUNT OF HOTEL DEVELOPMENT IN TOWN & DISTRICT CENTRES**

Targets and Objectives

- 5.78 The West Midland Regional Returns require retail schemes over 1,000 sq m to be identified.

Results and Analysis

- 5.79 No applications for hotel development were approved during 2008/09.

**LOCAL INDICATOR 8: VACANT RETAIL PREMISES IN GREAT MALVERN**

Targets and Objectives

- 5.80 To sustain and enhance the vitality and viability of the town centre of Malvern.

Result and Analysis

- 5.81 The Malvern Hills Town Centres and Retail Study produced to inform the South Worcestershire Joint Core Strategy outlines a vacancy rate of 4% with 6 vacant units in 2007. During 2008/09 this figure has risen to 10 units or 7%. However this is still below the national average of 12% (source: The Local Data Company, June 2009).
- 5.82 The failure of national chains like Woolworths has resulted in many large town centre retail units becoming vacant across the UK . It has been quoted ([www.retail-week.com](http://www.retail-week.com)) that over 70% of the 800 Woolworth Stores are still vacant nationally. In Great Malvern town centre the unit once occupied by Woolworths has been taken up by Iceland. It could be said this demonstrates a stronger demand for units in Great Malvern town centre even in a time of economic depression.

**LOCAL INDICATOR 9: PLANNING APPROVALS FOR NON-RETAIL USE IN PRIMARY AND SECONDARY SHOPPING FRONTAGES**

Targets and Objectives

- 5.83 To sustain and enhance the vitality and viability of the town centre of Malvern.

Results and Analysis

- 5.84 No applications have been approved for non-retail uses in the primary and secondary shopping frontage in Great Malvern Centre during 2008/09. This demonstrates that MHDLP Policies EP9 Town and District Centres and EP10 Primary and Secondary Shopping Frontages are achieving their aims of protecting the vitality and viability of the town centre.

**LOCAL INDICATOR 10: FARM DIVERSIFICATION**

Targets and Objectives

- 5.85 Promote diversification of agriculture where it is environmentally acceptable as a way of contributing to the rural economy. Diversification schemes need to be of lasting economic benefit by providing continued employment and a long-term source of income to supplement farming business.
- 5.86 Farm diversification schemes can include:
- Processing and packaging of local produce and specialist foods; or
  - Broadening agricultural activity through – recreation and educational facilities; tourism; farm shops; and craft workshops

## Results and Analysis

Application No.	Diversification Use	Location
08/01442	Farm shop and meat prep area	Tenbury
08/01476	Green waste composting facility on a hard standing with existing access road	
08/00757	Construction of fishing lake and balancing pond	
08/01017	Conversion of Barns into Tourist Accommodation to include a Change of Use from B2	
08/00916	Demolition of existing derelict barn to be replaced with a single storey steel framed building for use as a meat preparation area and farm shop	

Table twenty two: Farm Diversification schemes completed 2008-2009

5.87 Five applications have been approved for farm diversification schemes during 2008/09. MHDLP Policy EP7 Farm Diversification Schemes recognises the need for sustainable development by making the best use of existing land and buildings. Since the Local Plan was adopted in July 2006, policy EP7 has helped many rural farms and business add extra value to their enterprises by promoting a reduce dependence on agriculture as a source of income in rural economies.

**LOCAL INDICATOR 12: PROTECTED OPEN SPACE AND GREEN SPACE**

Target and Objectives, Results and Analysis

- 5.88 One application has been approved which resulted in a loss of open space or green space during 2008/09. Application 08/01903 was approved in January 2009 for the construction of a football pavilion and pre-school accommodation. Although this has resulted in the loss of open space it was deemed to be an acceptable associated use. For more detailed information please consult our Open Space Supplementary Planning Document (adopted August 2008).

**LOCAL INDICATOR 14: SCHEDULED ANCIENT MONUMENTS & LISTED BUILDINGS**

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

**LOCAL INDICATOR 15: CYCLE ROUTES**

- 5.90 There were no planning agreements extending or providing cycle routes.

**LOCAL INDICATOR 16: LOSS OF COMMUNITY FACILITIES**

- 5.91 This indicator looks to monitor the loss of community, social and leisure facilities and of open space unless there are proposals for appropriate alternative provision. During 2008/09 there were no applications which resulted in the loss of community facilities. MHDLP policies have proven to be successful at ensuring community facilities are not lost to redevelopment and unacceptable changes of use.

**LOCAL INDICATOR 17: COMMUNITY FACILITIES PERMITTED**

## Targets and Objectives

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

## Results and Analysis

- 5.93 During 2008/09 MHDC approved one football pitch, two youth clubs, one veterinary surgery and one community hospital. The continued approval of community facilities illustrates MHDC's commitment to local communities across the District and the continued success the MHDLP has in enabling development.

App No.	App Site	Community Facility
08/01992/REM	Phase 1, Malvern Vale	Proposed development of the Phase 1 – Malvern Vale community facilities building, junior and adult football
09/00113/FUL	Pickersleigh Road Malvern	Renewal of permission for a portacabin sited at rear of the Church buildings used for Sunday School, Youth Club and other social/religious purposes of the Church.
08/00984/FUL	Hanley Swan	Detached, single storey youth facility.
08/00189/FUL	Upton upon Severn	Change of use to veterinary surgery from doctors surgery
08/01097/FUL	Worcester Road, Malvern	Community Hospital

Table twenty three: Number of Community facilities approved during 2008/09

## LOCAL INDICATOR 19: HEALTH CARE FACILITIES

### Targets and Objectives

- 5.94 Monitor the number of new health care facilities including nursing homes and supported housing

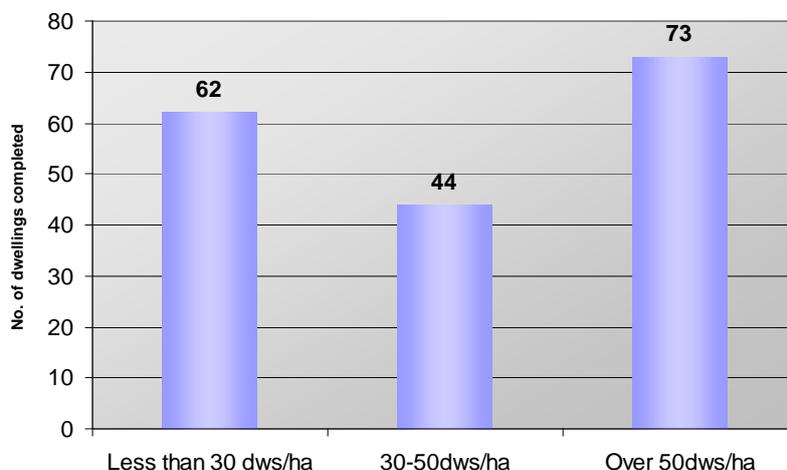
### Results and Analysis

- 5.95 For the period 2008/09 MHDC approved one Community Hospital in Malvern. This proposal is allocated in the MHDLP under policy EP20: Land at Seaford Court and looks to safeguarded Seaford Court for use as a community hospital (use class C2). Both MHDC and the South Worcestershire Primary Care Trust have succeeded in enabling the land for the benefit of the local community.

## LOCAL INDICATOR 20: DWELLING DENSITIES

### Targets and Objectives

- 5.96 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 (WCSP Policy D9). MHDC's target is to achieve 50% of completed development at a density of 30 dwellings and over per ha.



Graph ten: Residential density levels on completed sites during 2008/09

Analysis

- 5.97 During 2008/09, 117 dwellings on completed sites (65%) were built at a density of 30 dwellings per hectare and over. This exceeds our own target of 50%. Furthermore it is an improvement on the last two years where 2007/08 achieved 52% and 2006/07 achieved 29%. Please note only dwellings on completed sites and/or sites with completed phases were included in this figure.

## 6.0 APPEAL MONITORING

6.1 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. A list of saved and non-saved Local Plan policies can be found on our website.

6.2 The following information gives a breakdown of the overall position during 2008/09.

APPEALS	2006/07	2007/08	2008/09
Total number of appeals decided (that fall within the Planning Inspectorate definition)	56	45	63
No. of cases where appeal was allowed	23	14	26
Percentage of cases where appeal was allowed	41%	31%	44%
National average for successful appeals (allowed)	34%	35%	34%
Local target for successful appeals (allowed)	30%	30%	20%

Table twenty four: Planning Appeals statistic during 2008/09

6.3 The number of appeals allowed during 2008/09 represents a 13% rise on 2007/08. This is 10% higher than the national average and 24% higher than our local target. An analysis of the decisions demonstrated no requirement to amend current policies. It is the view of MHDC that decisions were based on an interpretation of the policy rather than a failure of the policy to address development issues.

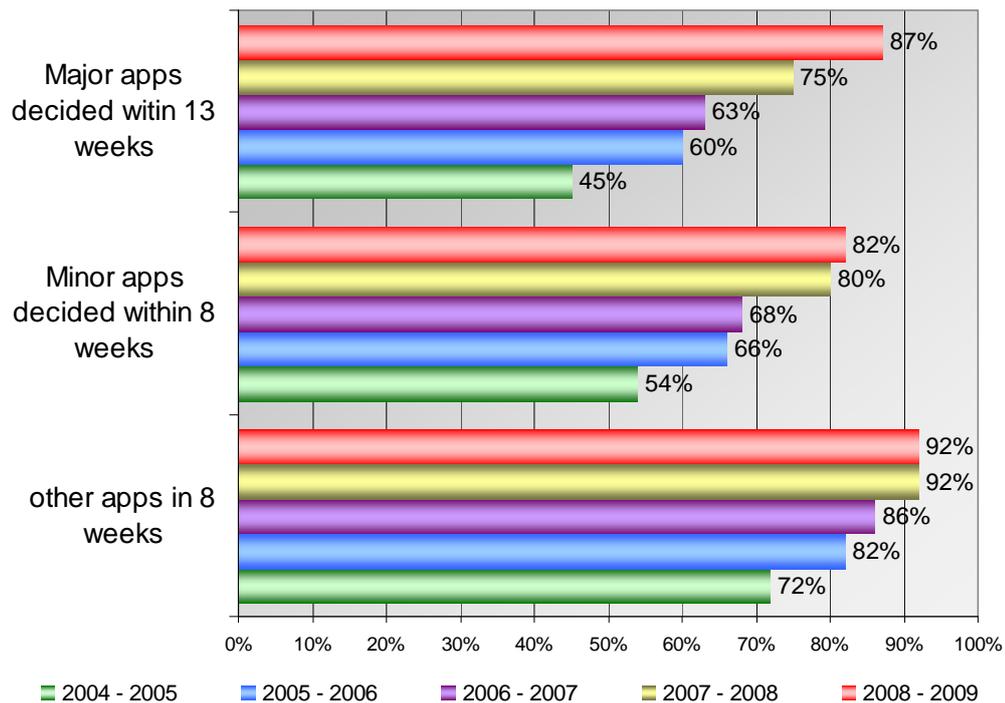
- 6.4 In order to improve our appeal performance, it has been agreed that Members will undertake a Quality Tour of the key appeal sites. Appeals performance will also be reported to the two Area Development Control Committees on a monthly basis as part of on-going performance monitoring and a comprehensive review will be carried out in relation to the established local target.

## 7.0 SERVICE DELIVERY

### Planning Applications Targets

- 7.1 60% of major applications decided within 13 weeks, 65% of minor applications decided within 8 weeks and 80% of other applications decided within 8 weeks.

### Results



Graph eleven: The annual number of major, minor and other applications decided within 8/13 weeks since 2004.

### Analysis

- 7.2 We are continuing to meet all three national planning application targets. In the period 2008/09, *major applications* have improved by 12% on 2007/08 and 42% since 2004. Furthermore, *minor applications* have improved 2% on 2007/08 and 28% since 2004. Lastly, *other applications* have stabilised over the last two years at 92%, however this still represents an improvement of 20% since 2004.

## Customer Charters

- 7.3 Customer Charters have been produced for both Development Control and Development Plans and Conservation. Performance measures and results are set out below:

**Development Control**

<b>Performance Measure</b>	<b>Target</b>	<b>2008/09</b>
Percentage of domestic development enquiry forms dealt with in 10 days	100%	90%
Percentage of applications registered and acknowledged within 3 working days	80%	51%
Percentage of planning decisions issued within 3 working days	100%	100%
Percentage of planning decisions delegated to officers	90%	96%

Table twenty five: Development Control's customer chart performance

**Development Plans and Conservation**

<b>Performance Measure</b>	<b>Target</b>	<b>2008/09</b>
Percentage of notifications to carry out works to trees in Conservation Areas assessed within 6 weeks	100%	100%
Percentage of applications for works to Tree Preservation orders protected trees assessed within 8 weeks	100%	100%

Table twenty six: Development Plans and Conservation's customer chart performance

## **8.0 FUTURE MONITORING**

8.1 Following a review of the actions set out in the 2007/08 AMR, we undertook the following:

- A continued review of our information technology system (Uniform/Limehouse) to ensure that data can be extracted to inform our planning policies and our monitoring requirements;
- A continued review of our Housing Land Availability and Employment Land Availability systems together with requirements to monitor outputs outlined in the DCLG.
- The successful transfer and implementation from the CAPS UNiform Planning IT system to the new MIS Headway IT system.
- New IT system will allow the monitoring of Building For Life Assessments

8.2 Future monitoring requirements which have been identified following the introduction of the revised Core Output Indicators include:

- Awaiting CABE's Building for Life Assessments training.

## **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.

**COI**            **Core Output Indicator**

Core output Indicators are defined by the Department of Communities and Local Government in its paper, "Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008". The indicators cover a number of national planning policy and sustainable development objectives appropriate to local and regional policy. They are a specified requirement of the Annual Monitoring Report.

**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**

The Local Development Framework is partly comprised of Local Development Documents. This includes Development Plan Documents within it, which in turn comprises the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control policies.

**EIP**            **Examination in Public**

A term given to the examination of Regional Plans under transitional arrangements

- LDD            Local Development Document (LDD)**  
The Local Development Framework (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 an Annual Monitoring Report (AMR).
- LDF            Local Development Framework (LDF)**  
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 (see [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)).
- LI              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). (See [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)).

**ONS Office of National Statistics (includes Census data)**

**PPS Planning Policy Statement**

These are statements prepared by the Government on a range of planning issues. The Local Development Documents should accord with guidance set out in the statements. They are intended to replace the existing series of Planning Policy Guidance Notes (PPGs) (see [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 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 replaces Supplementary Planning Guidance (SPG). The production of SPD is set out in the Council's Local Development Scheme.

**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.

## DATA SOURCES

- Census 2001;
- Employment Land Availability Study 2009;
- Gypsy and Traveller Accommodation Assessment Worcestershire County Council Feb 2008;
- Housing Land Availability Study 2009;
- Housing Strategy 2006 – 2009;
- Local Needs Housing Report for South Worcestershire Sept 2007;
- Malvern Hills District Local Plan Adopted Plan July 2006;
- Nomis – Official labour market statistics [www.nomisweb.co.uk](http://www.nomisweb.co.uk);
- Planning information from the Council's data and property database (UNlorm);
- Planning Inspectorate - Appeal Decision Monitoring;
- South Worcestershire Employment Land Review February 2008;
- South Worcestershire Joint Core Strategy – Malvern Hills Town Centres and Retail Study 2007;
- South Worcestershire Joint Core Strategy Housing Land Availability Assessment Report June 2008;
- South Worcestershire Public Open Space Alignment Study May 2007;
- Strategic Housing Market Assessment- For South Housing Market Area of W.Mids Region April 2007;
- The Council Plan 2009;
- West Midland Regional Spatial Strategy – Adopted Jan 2008;
- West Midland Regional Spatial Strategy – Phase 2 Revision Draft Dec 2008;
- West Midlands Regional Returns;
- Worcestershire County Council Accession Database;
- Worcestershire County Council Employment Information [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk); and
- Worcestershire Local Transport Plan [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

## USEFUL INFORMATION

Further details on our Local Development Framework (see below) can be found on our website: [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk) and [www.swjcs.org](http://www.swjcs.org).

- Annual Monitoring Report
- Local Development Scheme;
- Statement of Community Involvement;
- South Worcestershire Joint Core Strategy DPD; and
- South Worcestershire Joint Site Allocations and Policies DPD

Paper copies are available from:

<p><b>Malvern Customer Service Centre</b>                  The Library                  Graham Road                  Malvern                  WR14 2HU                    Monday to Friday 9am – 5.30pm                  01684 862151</p>	<p><b>Upton-upon-Severn Customer Service Centre</b>                  Upton Library                  School Lane                  Upton                  WR8 0LE                    Monday: 1.30pm - 5:30pm                  Tuesday: Closed                  Wednesday: 9.30am - 12.30pm,                  1.30pm - 5.30pm                  Thursday: Closed                  Friday: 9.30am - 12.30pm, 1.30pm - 5.30pm                    01684 862151 (8.30am - 5.30pm)                    For all electronic enquires please email <a href="mailto:worcestershirehub@malvern hills.gov.uk">worcestershirehub@malvern hills.gov.uk</a></p>
<p><b>Tenbury Wells Customer Service Centre</b>                  The Library                  24 Teme Street                  Tenbury Wells                  Worcestershire                  WR15 8AA                    Monday, Tuesday, Thursday &amp; Friday 9:30am - 5:30pm                    01684 862151</p>	

**FEEDBACK SHEET - tell us what you think**

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@malvernhills.gov.uk](mailto:devplans@malvernhills.gov.uk) All information will only be used for internal monitoring purposes only. Or telephone our Customer Service Centre on (01684) 862151

Please indicate whether you agree or disagree with the following statements about this document:

	✓	✗
It is easy to understand		
It was informative		
It was useful		
I liked the way it was presented		

If you disagree with any of the statements please state why:

Is there anything else you would like to see included in this document?

Name:

Address:

Tel No:

E-mail:

**APPENDIX 1 - Core Output Indicators 2008 - 2009**

For definitions please click the following link

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/coreoutputindicators2.pdf>

**Employment**

		B1a	B1b	B1c	B2	B8	Total
BD1	gross	4071.46			104	3408	7583.46
	net	4071.46			104	3408	7583.46
BD2	gross	224			0	2750	39%
	% gross on PDL	3%			0%	36%	39%
BD8	hectares	14.16 ha			0.16 ha	0.2 ha	14.52 ha

\* Includes mixed use developments as part of the total

**Floorspace for Town Centre Uses**

		A1	A2	B1a	D2	Total
BD4	gross	-246	0	-263	0	<b>-509</b>
	net	-246	0	-263	0	<b>-509</b>

**Housing Target**

	Start of Plan Period	End of plan Period	Total Housing Requirement	Source of Plan Target
H1	1/4/2006	31/3/2026	4,900	RSS

**Housing Trajectory Figures**

		02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2a	Previous net additions	258	256	195	161	172	306																		
H2b	Net additions for reporting year							<b>256</b>																	
H2c	Future net additions								176	242	263	254	257	58	76	99	220	221	221	221	284	284	284	284	224
	hectares								11.6	11.8	10.7	10.4	10.8												
	Local Plan Target								165	165															
	Adopted RSS Target	247	247	247	247	247	159	<b>159</b>	159	159	131	131	131	131	131	131	131	131	131	131					
	Emerging RSS Target					245	245	<b>245</b>	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245
H2d	Managed Delivery Target								251	251	249	248	246	263	284	307	333	349	371	388	415	459	547	809	0

**H3: New and Converted Dwellings on Previously Developed Land**

		Total
H3	gross	237
	% gross on PDL	87

**H4: Gypsy and Travellers**

	Permanent	Transit	Total
H4	0	0	0

**H5: Affordable Housing**

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	63	59	122

**H6: Building for Life Assessments (No Data)**

**E1: Flooding and Water Quality**

	Flooding	Quality	Total
E1	0	0	0

**E2: Biodiversity**

	Loss	Addition	Total
E2	0	0	0

**E3: Renewable Energy**

E3	Wind Onshore	Solar Photovoltaic	Ground Source	Hydro	Biomass					Total
					Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass Plant biomass	
Permitted installed capacity in MW		1 Application	3 Applications							
Completed installed capacity in MW		1 Application	3 Applications							

## APPENDIX TWO – Malvern Hills District Five Year Supply of Deliverable Housing Land

The assessment shows that there is a five year supply of housing land in Malvern Hills District Council. The figures for the five year land supply are based on the schedules in the appendices of this document.

The following calculation examines Malvern Hills District's deliverable five year housing land supply.

Five Year Housing Land Supply requirements 1 <sup>st</sup> April 2009 to 31 <sup>st</sup> March 2014		1. Submitted Calculation	2. Contextual
		Adopted WMRSS	Emerging WMRSS
		Figures based against RSS figures 2001 - 2021	Figures based against WMRSS Draft Revision figures 2006 - 2026
5 year target		745*	1225**
Commitments (net)	<i>(Under Construction)</i>	<i>(143)</i>	<i>(143)</i>
	<i>(Outstanding)</i>	<i>(875)</i>	<i>(875)</i>
	Total	1018	1018
Local Plan Allocations (H3)		20	20
Total Supply		1038	1038
Balance		+293	-187
Total calendar housing supply		Approx 7 years supply	Approx 4.2 years supply

Table a: Housing Land Supply at April 2009

### Identifying Housing Provision Targets

The first stage in assessing Malvern Hills housing land supply is to identify the housing provision targets. The Five Year (1st April 2009 to 31st March 2014) Housing Land Supply requirements table identifies two possible targets for Malvern Hills District. These are:

- Column 1 - Figures based against the adopted WMRSS figures 2001 – 2021
- Column 2 - Figures based against Emerging WMRSS – Preferred Option Phase 2 Partial Review 2006 - 2026

## COLUMN ONE

Column 1 (\*) is based against Adopted WMRSS June 2004 as per DCLG instructions and HPDG criteria. Policy CF3 Table 1 of the adopted WMRSS allocates Worcestershire 1200 dwellings between 2007-2011 and 1000 dwellings between 2011-2021. MHDC's % share is 13.8% based upon previous percentages set out in the WCSP (this follows CLG/GOWM advice)

The following calculation shows the workings of the 5 year target:

Working out the annual rate

$$\text{A) 2007 to 2011 (1200)} \quad \times \quad 13.8\% \quad = \quad 165.6 / \text{ annum}$$

$$\text{B) 2011 to 2021 (1000)} \quad \times \quad 13.8\% \quad = \quad 138 / \text{ annum}$$

Working out the 5 year housing land supply

$$\text{A) 2007 to 2011 (165.6)} \quad \times \quad 2 \text{ years} \quad = \quad 331.2$$

$$\text{B) 2011 to 2021 (138)} \quad \times \quad 3 \text{ years} \quad = \quad 414$$

$$\text{TOTAL (A+B)} \quad = \quad 745.2 \text{ (745)}$$

The following calculation shows how the target will be met:

Add

The total number of homes currently under construction = 143

to

The total number of homes with outstanding outline and full planning permissions (143 + 875) = 1018

then add

The number of homes on allocated sites due to be completed by 2014 (1018 + 20) = 1038

This totals 1083 homes, which are to be provided. This is a surplus of 293 readily available dwellings over or two years extra supply than that required to meet the 5 year land supply. This calculation can be seen on the next page.

1038 (supply) ÷ 745 (target) x 5 = 7 years.

Therefore MHDC can demonstrate 7 years supply of housing land.

COLUMN TWO

Column two (\*\*) establishes a five year target based upon the emerging RSS option 2, 2006 – 2026. The following calculation shows the workings of the 5 year target. (WMRSS Option 2 target for 2006 to 2026 = 4,900 = 245 per annum. 245 dwellings x 5 years = 1225 dwellings). This calculation is provided for contextual purposes only (as advised in CLG) and does not form part of the MHDC HPDG return. It should be noted that the Emerging WMRSS phase 2 partial review contains no indicative phasing requirements.

The following calculation shows how the target will be met:

Add

The total number of homes currently under construction = 143

to

The total number of homes with outstanding outline and full planning permissions (143 + 875) = 1018

then add

The number of homes on allocated sites due to be completed by 2014 (1018 + 20) = 1038

This totals 1083 homes, which are to be provided. This will mean a shortfall of -187 dwellings or a 4.2 year housing land supply. This calculation is shown below.

$$1038 \text{ (supply)} \div 1225 \text{ (target)} \times 5 = 4.2 \text{ years}$$

Therefore MHDC can demonstrate 4.2 years supply of housing land.

Conclusion

The assessment, based on column one, demonstrates that Malvern Hills District has a five year housing land supply, however the emerging WMRSS five year land supply is continuing to decrease. This is particularly evident in this years' annual housing provision table where the draft RSS phase II revision illustrates a short fall of 187 dwellings or roughly 9 to 10 months short of the five year housing provision target.

YEAR	Adopted WMRSS	Emerging WMRSS
2006/2007	6.7 years	5.2 years
2007/2008	8 years	5 years
2008/2009	7 years	4.2 years

Table b: Five year housing land supply per year since 2006.