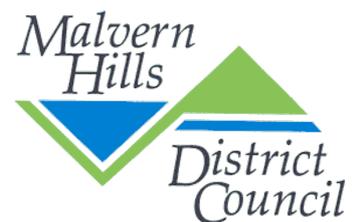


**Malvern Hills District Council
Local Development Framework
Annual Monitoring Report**

December 2008

Approved at Malvern Hills District Council Planning
Committee 2nd December 2008

Submitted to Government Office for the West Midlands
30th December 2008



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Glossary of Terms

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

- 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).
- RSS Regional Spatial Strategy**
This is an overarching strategy prepared by West Midlands Regional Assembly with involvement at a sub-regional level from the County Councils, covering the period up to 2021. It provides a spatial framework to inform the Local Development Framework. It forms part of the statutory development plan and where appropriate must be taken into account in local planning decisions.
- SA Sustainability Appraisal**
An assessment of the impacts of policies and proposals on economic, social and environmental matters contained within the Local Development Framework.
- SCI Statement of Community Involvement**
This sets out the planning authority's proposals for involving the local community in plan-making and development control (significant applications). It is not a DPD but it is, however, subject to independent examination.
- SPD Supplementary Planning Document**
These will cover a range of issues and expand on the policies contained within the DPDs. They need to be subject to community involvement and consultation but they are not subject to independent examination. SPD 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:

UCO Classification Description

- 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.

Annual Monitoring Report December 2008

Data	07/08		Monitoring Indicators 07 – 08	Core Output Indicators
See Indicator	☺	BD1	Total amount of additional employment floorspace - by type	
See Indicator	☺	BD2	Total amount of employment floorspace on previously developed land – by type	
Total 13.89	☺	BD3	Employment land available - by type	
Total 615	☺	BD4	Total amount of floorspace for 'town centre uses'	
See Indicator	☺	H1a	Plan period and housing targets (Local Plan)	
See Indicator	☺	H1b	Plan period and housing targets (Regional Spatial Strategy)	
See Indicator	☺	H2 a)	Net additional dwellings – in previous years	
See Indicator	☺	H2 b)	Net additional dwellings – for the reporting year	
See Indicator	☺	H2 c)	Net additional dwellings – in future years	
See Indicator	☺	H2 d)	Managed delivery target	
79.6%	☺	H3	New and converted dwellings – on previously developed land	
None	☹	H4	Net additional pitches (Gypsy and traveller)	
20	☹	H5	Gross affordable housing completions	
No Data	-	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	
None	☺	E2	Change in areas of biodiversity importance	
See Indicator	☺	E3	Renewable energy generation	
			Monitoring Indicators 07 – 08	Local Indicators
See indicator	☺	1	Number and percentage of dwellings committed within Malvern and sustainable rural locations within and outside settlement boundaries.	
27% & 73%	☺	2	Amount of employment development completed within/outside settlements.	
20	☹	3	The amount of affordable housing provided annually through the planning process on both allocated and windfall sites in addition to exception sites.	
6 apps	☺	4	The amount and type of developer contributions received by way of planning obligations or other measures.	
See Indicator	☺	5	Mix of sizes of housing (using bedroom numbers as an overall indicator).	
None	-	6	Amount of hotel development (Use Class C1) gross internal floorspace m ²	
None	-	7	Amount of hotel development (Use Class C1) gross internal floorspace m ² in town centres	
4%	☺	8	Percentage of vacant retail premises in the Town and District Centres.	
None	☺	9	Number of applications approved for non retail use in primary and secondary shopping frontages in Great Malvern Town Centre.	
7	☺	10	Number of diversification schemes supported.	
3	☺	11	The number and type of renewable energy scheme approved or refused.	
None	☺	12	Amount of protected open space/green space lost to other development.	
None	☺	14	Number of developments resulting in the loss or destruction of a scheduled ancient monument or listed building.	
See Indicator	☺	15	Number of planning agreements which extend or provide cycle routes.	
1	☹	16	Number of community facilities lost to other forms of development.	
6	☺	17	Number of new community facilities permitted.	
6 apps	☺	18	Number of applications with community infrastructure secured.	
None	-	19	Number of Health Care Facilities , Nursing Homes and Supported homes	
See Indicator	☺	20	Density of completed dwellings	

Key: ☺ Moving towards sustainable development, ☹ Moving away from sustainable development,

SECTION 1 INTRODUCTION

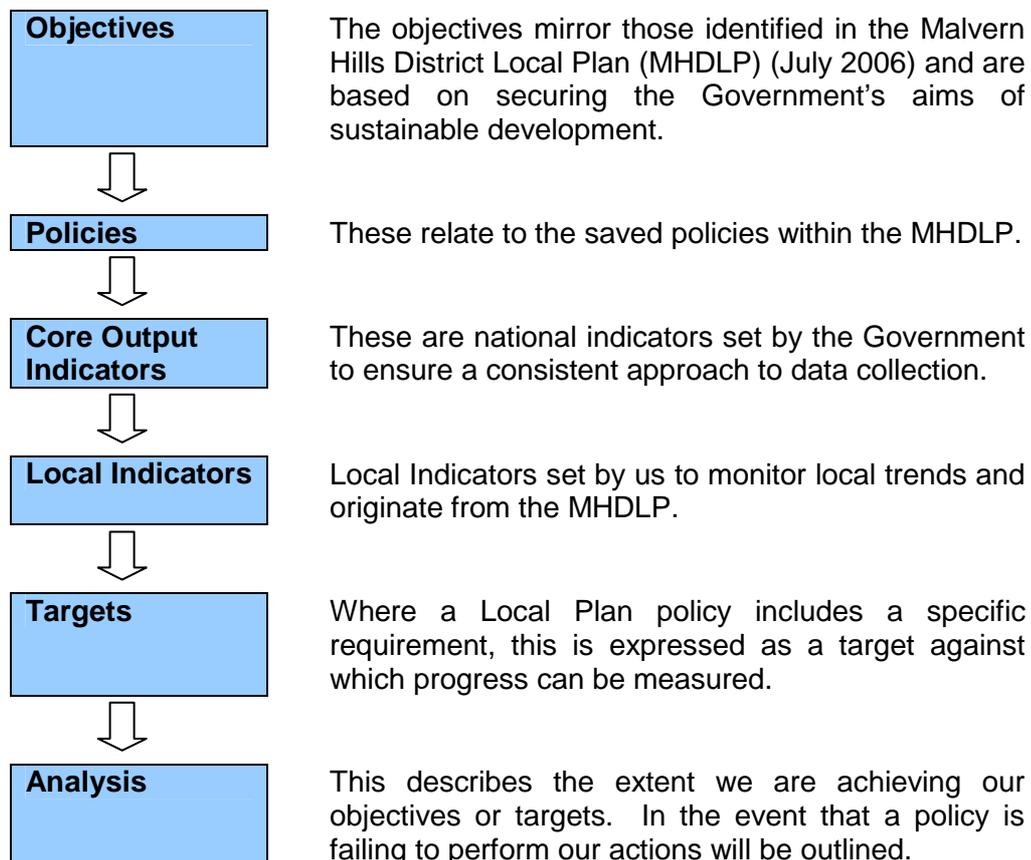
- 1.1 This is our fourth Annual Monitoring Report (AMR). It covers the period 1 April 2007 – 31 March 2008 and forms part of our Local Development Framework (LDF).
- 1.2 Its purpose is:
- to keep under review issues affecting the district such as physical, economic, social and environmental characteristics of the authority and issues which may affect its future (**see context sections in Section 5**);
 - to assess our progress in implementing our Local Development Scheme (LDS) (**Section 3**);
 - to assess whether we are meeting our consultation commitments as outlined in our Statement of Community Involvement (SCI) (**Section 4**);
 - 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 5**);
 - to outline appeal and service delivery monitoring (**Sections 6 and 7**); and
 - future monitoring requirements (**Section 8**).

Changes to the Document

- 1.3 There are a number of changes to the AMR for 2007 - 2008.
- Firstly, the format of the document has changed. The document has been split into sections which directly relate to specific Local Development Documents. The Core Output Indicators have also been reordered and set out under 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.
 - Secondly, this year's AMR contains a number of new Core Output Indicators. As such, there will be some elements of the AMR which are not directly comparable with previous year's submissions.
- 1.4 The Malvern Hills District Council Planning Committee approved the AMR for submission to the Government Offices on 29th December 2008. A copy of the covering report, minutes and AMR can be found on our website 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
- 1.5 A feedback form is included at the end of the document. We welcome your views on the format of the document and its contents.

SECTION 2 MONITORING METHODOLOGY

- 2.1 The Annual Monitoring Report (AMR) is one of many ways that we monitor our performance against key targets. We have a Performance Management Framework to monitor and compare our performance against agreed objectives and targets. Details of this framework are set out in The Council Plan 2007, see our website: www.malvern hills.gov.uk. Key actions identified, as part of the AMR will where appropriate, inform our Service Management Plan and Local Development Scheme (LDS). This will ensure that essential resources are identified and agreed to implement these actions. 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 RSS such as the level of development to be provided on previously developed land;
 - land use related targets set by the Council through its corporate strategy identified in the Council Plan 2007 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 Relevant Local Plan policies that are key tools in helping to achieve objectives and targets are identified under each section together with key achievements which are cross-referenced to relevant Core Output and Local Indicators. This will assist in monitoring policy effectiveness.
- 2.7 Where appropriate, information will be presented graphically to assist the reader.

SECTION 3 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 LDS was approved by Full Council on 6 March 2007 and became effective on 21 June 2007. It replaced the LDS approved on 5 September 2006 (effective date 11 October 2007).
- 3.3 The documents covered in this Section are as follows:
- Core Strategy DPD
 - Site Allocations DPD
 - Development Control Policies DPD
 - Public Open Space DPD
 - Affordable Housing SPD
 - Education Contributions SPD

South Worcestershire Joint Core Strategy DPD

3.4 Current Position

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.

Table 1

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of Issues and Options and public consultation	July 2007 onwards	July 2007 with consultation in Nov 2007	⌚
Public participation on Preferred Options Report	Nov – Jan 2008	Sept – Oct 2008	⌚
Submission of DPD and SA to SofS	January 2009		

3.7 What Next

The next stages will be the analysis of the comments received as a result of the Preferred Options Consultation and the submission of the Core Strategy and Sustainability Appraisal to Secretary of State in January 2009.

Site Allocations DPD

3.8 Current Position

No milestones identified within the monitoring period 1 April 2007 – 31 March 2008. The Local Development Scheme 2007 identifies the pre-production/survey stage as commencing in August 2008.

3.9 What Next

Consultation on the Preferred Options for the Joint Core Strategy will provide the mechanism to consider the identification of broad locations for growth to serve Worcester, for plan making purposes and provide a vehicle for agreeing the extent and coverage of an associated Site Allocations DPD. No detailed agreement has been reached at the current time on how this work should proceed, in terms of producing a single joint allocations document, or one for each district, but the timetables for all three South Worcestershire authorities have been aligned.

Development Control Policies DPD

3.10 Current Position

No milestones identified within the monitoring period 1 April 2007 – 31 March 2008. The Local Development Scheme (LDS) 2007 identifies the pre-production/survey stage as commencing in August 2008. However, a revised LDS which was considered at planning committee in December 2008 recommends that this document is not progressed. This is based on the fact that this type of DPD is not supported by the Government Office for the West Midlands. All resources will in any case be committed to producing the Joint Core Strategy and Site Allocations DPD in the next 3 years.

3.11 What Next

Development control policies in the Local Plan may be saved beyond the expiry date of the Local Plan (July 2009). We are currently establishing a list of those policies which we consider need to be saved, to submit to GOWM in January 2009.

Public Open Space SPD

3.12 Current Position

This SPD was adopted in August 2008. The preparation of the SPD was delayed due to work on the open space audit (due to be completed in January 2007), over-running by 6/7 months. A draft Open Space SPD was presented to committee in December 2007 and approved for consultation. The formal consultation period ran between 11 January and 22 February 2008. Following the public consultation, the Council's consultants Knight Kavanagh and Page identified a number of errors with respect to the open space standards for cemeteries and civic spaces. This necessitated a review of the document. Revisions were then presented at an informal meeting to Members, Town and Parish Councils on 30 April 2008. Following this meeting the document was subject to additional consultation limited to Town and Parish Councils.

Table 2

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	Dec 2006 – May 2007	Sept – Dec 2007	⌚
Draft SPD and SA report issued for public participation as required by Regulation 17	June – August 2007	Jan – Feb 2008	⌚
Authority consideration of consultation representations	Sept – Oct 2007	Feb – Aug 2008	⌚
Adoption and Publication	Nov 2007	Aug 2008	Completed

Affordable Housing SPD**3.13 Current Position**

The preparation of the Affordable Housing SPD remains on hold pending further progress with the Joint Core Strategy (JCS) which promotes new requirements for affordable housing delivery across South Worcestershire. These requirements include lower thresholds and differing levels of on site affordable housing provision when compared with existing adopted Local Plan policy.

Table 3

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Preparation of draft SPD and SA	Jan 2009	-	-

3.14 What Next

Following analysis of the consultation on the Preferred Options document, a review will be undertaken of the policy background to support the SPD production and whether the document will be a joint document with Worcester City Council and Wychavon District Council or whether each authority will produce a separate document. For now this SPD has therefore been deleted from the revised LDS.

Education Contributions SPD**3.15 Current Position**

This SPD was adopted on 3 April 2007 and was completed ahead of timetable. It was prepared in partnership with Worcestershire County Council and Worcester City, Redditch Borough Council and Wychavon District Council.

Table 4

Document Stage	LDS Milestone	Date(s) Achieved	On Track
Authority consideration of consultation representations	Jan – Mar 2007	Jan – Mar 2007	⌚
Adoption and Publication	May 2007	April 2007	⌚

SECTION 4 STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 This section reports sets out our consultation and community involvement for the period 1 April 2007 – 31 March 2008. Indicators are defined within our Statement of Community Involvement Adopted 26 April 2006.

Indicator SCI 1 Number of People engaged in planning consultations

Document Name	No. of consultees	No. of respondents
Core Strategy – Issues and Options Consultation Statutory Consultation period 2 November – 14 December 2007	<ul style="list-style-type: none"> Approx 400 consultees (on MHDC database) Additional 250 questionnaires sent to Worcs Citizens Panel. 	<ul style="list-style-type: none"> 755 long questionnaires 1,400 short questionnaires 2,500 hits on website 1 November – 31 December 2007
Public Open Space Supplementary Planning Document	123 plus Town and Parish Councils	26 responses

Indicator SCI 7 Participation with recognised hard to reach groups

Document Name	Consultee/Event	Date
Core Strategy Issues and Options	Race Equality Council	30/10/07
	Meeting Your Needs Group	07/09/07
Core Strategy Issues and Options	Youth Democracy Day	31/10/07

Core Strategy Consultation

- 4.2 The most significant area of consultation during 2007 – 2008 was the development of the South Worcestershire Joint Core Strategy (SWJCS) Issues and Options Paper. This involved an extensive consultation programme to inform its development, the statutory six week period of consultation and then further events aimed at feedback and preparation of the Preferred Options Document. Details of all the events, consultees and dates are set out in the SWJCS Issues and Options Consultation Paper. This can be viewed on our website: www.malvern hills.gov.uk or www.swjcs.org.uk. Of the 20 public meetings held, 556 people attended.
- 4.3 Indicator SCI 7 illustrates events specifically aimed at addressing equality and youth issues. These were also addressed as part of a Vision day held at Worcester Rugby Club on 14 May 2007 involving a wide range of key stakeholders from across the Region.
- 4.4 Prior to the development of the consultation programme, Malvern Hills District Council, Worcester City Council and Wychavon District Council ensured that the three Statement of Community Involvement were aligned. The SCIs were then supported by a Consultation and Community Strategy which sets out a common approach between partner authorities.

- 4.5 The Preferred Options Consultation took place from 19 September – 30 October 2008. Consultees were as the Issues and Options Consultation. Details of the level of responses were still being analysed at the time of writing the AMR and will be outlined in a future document.

Public Open Space Supplementary Planning Document Consultation

- 4.6 The public consultation on the draft document was undertaken from 11 January – 22 February 2008. Further details of the consultation are set out in Section 3 and in its Consultation Statement which can be found on our website: www.malvern hills.gov.uk. An informal consultation event was held for Members and Town and Parish Councils on 30 April 2008 to discuss minor changes to standards for cemeteries and civic spaces.

SECTION 5 DEVELOPMENT PLAN DOCUMENT 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 2007 – 2008 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 previous AMR submissions.

Revised Indicator No:	Previous Indicator No.	Monitoring Indicators 2007 - 2008
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’
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

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	
<ul style="list-style-type: none"> • To ensure that sufficient Employment Land is identified and available to meet the District's strategic employment requirement of about 55 hectares to 2011. • 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. • To sustain and enhance the vitality and viability of the District's town centres 	
Key Policies – Malvern Hills District Local Plan Adopted July 2006	
<ul style="list-style-type: none"> • DS8 – Strategic Employment Land Requirement • DS9 - Meeting the Strategic Land Requirement • DS10 – Development associated with Central Technology Belt 	<ul style="list-style-type: none"> • DS13 – Employment Development within or immediately adjacent to Rural Settlements • DS15 – Employment Development in Cat. 3 Settlements and Open Countryside • EP9 Town and District Centres
Key Indicators and Targets	07/08
BD1 Total amount of additional employment floorspace – by type	☺
BD2 Total amount and type of completed floorspace (gross) coming forward on previously developed land	☺
BD3 Employment land available – by type	☺
BD4 Total amount of floorspace by town centre uses	☺
<p>Context</p> <p>Two studies were undertaken to inform the South Worcestershire Joint Core Strategy (JCS) which provides the context for the above indicators:</p> <ul style="list-style-type: none"> • South Worcestershire Employment Land Availability February 2008 (Grimley); and • South Worcestershire JCS Evidence Base – Retail Studies Malvern Hills Town Centre Study <p>Key Points with respect to Malvern Hills District:</p> <ul style="list-style-type: none"> • 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 800th in the UK Shopping Centre rankings; • Malvern has 138 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; • There is a need for additional comparison goods particularly Malvern. 	

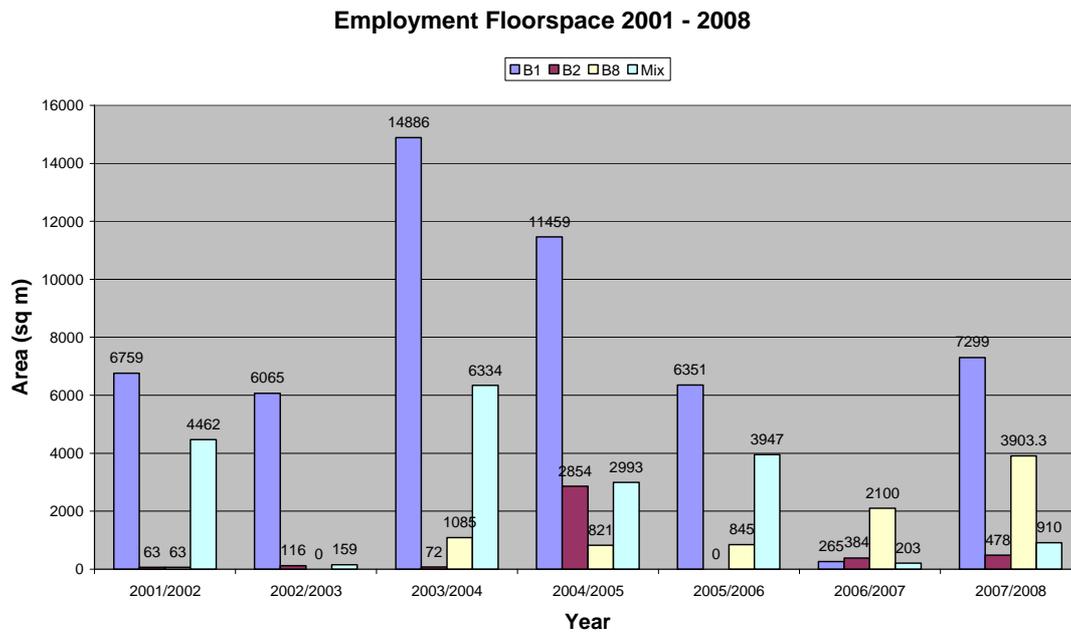
BD1 Total amount of additional employment floorspace – by type

Targets and Objectives

5.1 The continued monitoring of the amount of floorspace developed for employment

Results

Graph 1: Key Data



Analysis

5.2 The majority of completed development is in use class order B1 (offices) and B8 (storage and distribution). There is a marked increase in the level of completed development when compared with 2006 – 2007.

BD2 Total amount and type of completed floorspace sqm (gross) coming forward on previously developed land

Targets and Objectives

5.3 The continued monitoring of the total employment floorspace by type: brownfield and Greenfield.

Results

Table 5: Key Data

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

Year	Green B1	Brown B1	Green B2	Brown B2	Green B8	Brown B8	Green Mix	Brown Mix
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

Analysis

- 5.4 The majority of development for 2007 – 2008 has taken place on brownfield land B1 (4520sqm) and B8 (3203.3sqm). High levels of growth were also recorded for B1 development on Greenfield land. This has come forward through the continued re-use of rural buildings which is in accordance with MHDLP policies. It supports the contextual indicator that much of the District's land supply comes from small windfall sites.

BD3 Employment land available – by type

Targets and Objectives

- 5.5 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

- 5.6 The following table shows the breakdown of sites which make up Malvern Hills Employment Land Supply.

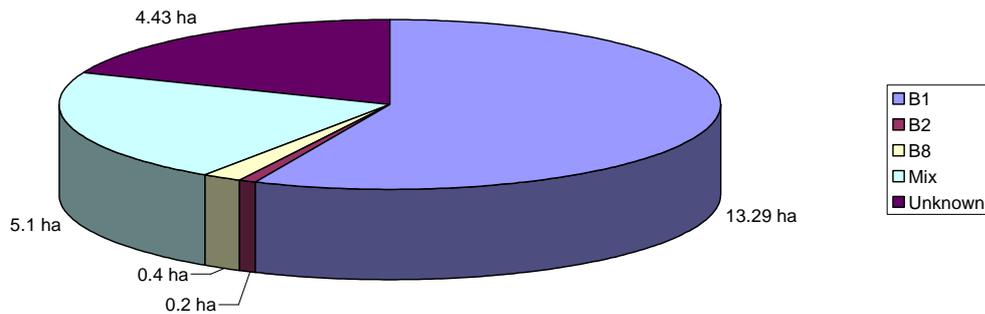
Table 6: Key Data

Employment Land Supply	Hectares
Employment Completions (1996-2008)	40.29
Employment Commitments (2008)	21.38
Rural Windfall Allowance (2006-2011)	2.58
Employment Allocations for the following sites identified in the MHDLP	
Site E1 Blackmore Park Industrial Estate (Class B)	0
Site E2 North Site Malvern (Class B1)	0
Site E3 Malvern Hills Science Park (Class B.1 (b))	0
Site 4 QinetiQ South	4.3
Total Employment Land Supply 1996 – 2011	68.55
Worcestershire County Structure Plan Target	55
Employment Land Surplus	+13.55

Graph 2: Key Data

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

Employment Land Available by Type 2007 - 2008



Analysis

5.8 For the fourth year in a row we are still on target to meet our employment land requirements. The largest land type available is for B1 uses of which a large source is rural Greenfield sites as outlined in Core Output Indicator BD2. Applications were approved in 2007 – 2008 for 5.1ha of mix employment uses. The Core Output Indicator does not require this information. However, it should be noted that this figure, together with a further 4.43ha of employment land where the use did not clearly fit these categories equates to a total of 23.42ha employment land for 2007 – 2008.

Summary Table for Indicators B1, BD2 and BD3.

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross (m ²)		7299		478	3903.3	11,680.3
	Net (m ²)		7299		478	3903.3	11,680.3
BD2	Gross (m ²)		4520		478	3203.3	8201.3
	% gross on PDL		62		100	82.0	
BD3	hectares		13.29		0.2	0.4	13.89

BD4 Total amount of floorspace for Town Centre uses

Target

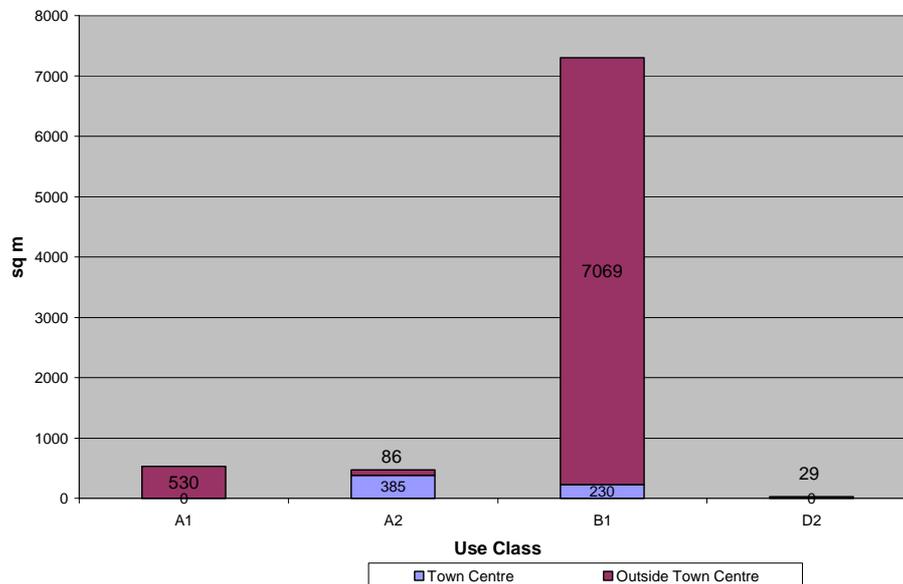
- 5.9 To sustain and enhance the vitality and viability of the District town centres of Malvern, Upton upon Severn and Tenbury Wells, to protect shopping facilities located in district and local centres, together with those in rural areas.

Results

- 5.10 The following table provides a split of A1 (Shops), A2 (Financial and Professional Services, B1 (Business) and D2 (Assembly and Leisure) floorspace in town centre locations and outside the town centre.

Graph 3: Key Data

Total amount of floorspace for town centre uses 2007 - 2008

**Analysis**

- 5.11 For 2007 – 2008, no new applications for A1 or D2 uses have been approved in the town centre. 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 (4,670 sq m). 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.

Summary Table for Indicator BD4

		A1	A2	B1a	D2	Total
BD4	Gross (m ²)	0	385	230	0	615
	Net (m ²)	0	385	230	0	615

HOUSING

Key Objectives	
<ul style="list-style-type: none"> 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. 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. Promote the reuse of previously developed land and buildings for development particularly in urban areas. 	
Key Policies – Malvern Hills District Local Plan Adopted July 2006	
<ul style="list-style-type: none"> DS4 – Meeting the Strategic Housing Requirement DS5 – Housing Sites within the Malvern Urban Area CN1 – Dwelling Mix and Size 	<ul style="list-style-type: none"> CN2 – Providing affordable housing in residential development CN3 – Rural Exception Sites CN6 – Efficient Use for Residential Development
Key Indicators and Targets	2007 - 2008
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
<p>Context</p> <p>Three studies were undertaken to inform the South Worcestershire Joint Core Strategy which provide the context for the above indicators:</p> <ul style="list-style-type: none"> 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 allocates 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 50% of the total number of additional dwellings of all tenures proposed within the Regional Spatial Strategy Preferred Option. Of the 606 dwellings approximately 46% is required for social renting purposes.

Key findings for Malvern Hills

- Severe shortage of low cost rented accommodation;
- 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 Period 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 Targets

Targets and Objectives

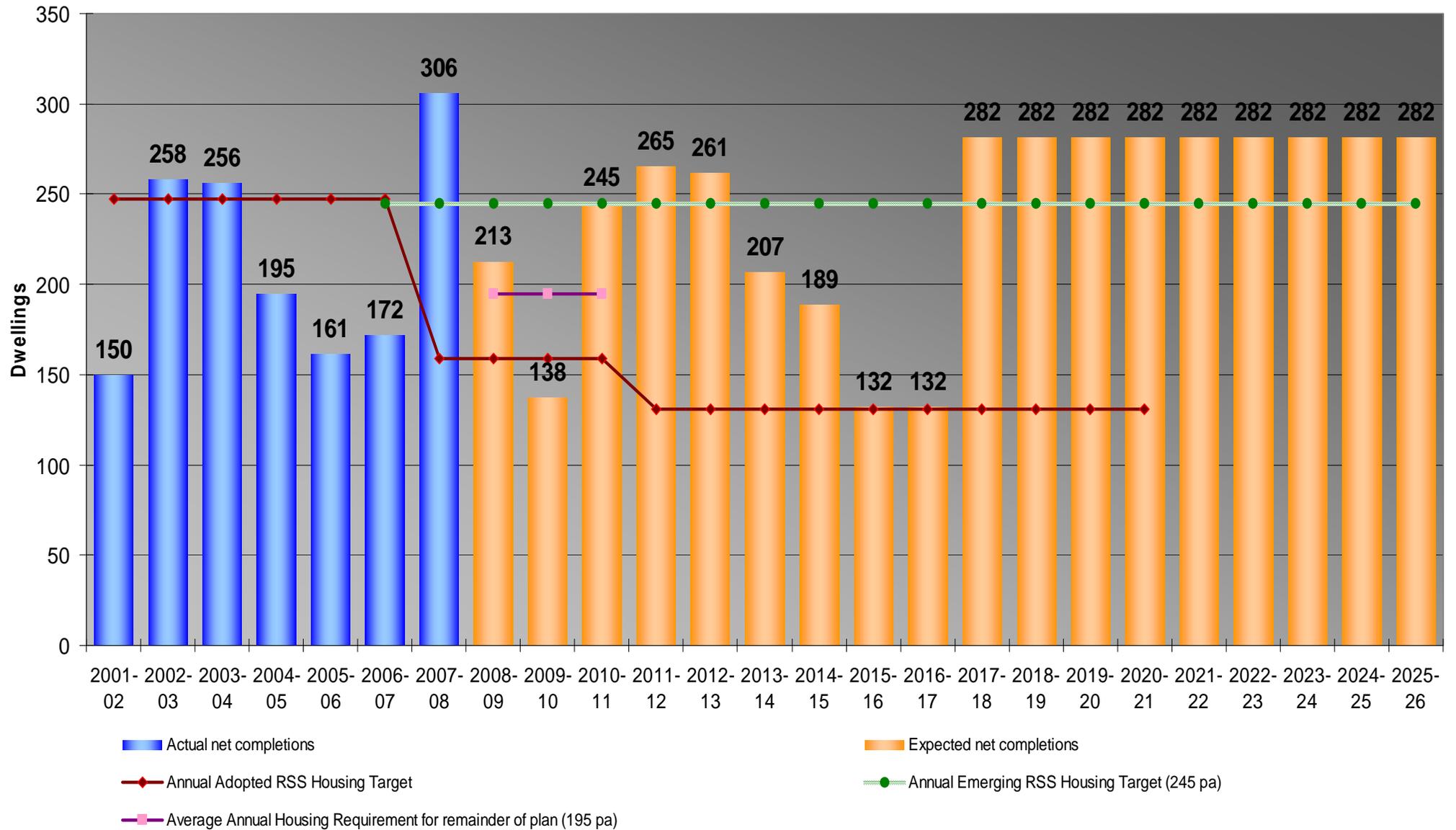
To show likely levels of housing delivery up to 2026.

The following documents and sections are listed to assist you in understanding the context and processes involved in arriving at these figures.

- Annual Monitoring Report 2007 – Housing Trajectory
- HLA 2008 – actual net completion rates and build rates
- Preferred Options Paper (October 2008) – Spatial strategies for phasing and preferred commitment and location of housing

Data relating to targets H1, H2 (a) and H2 (b) can be found in appendix one.

H2 (c and d): Malvern Hills District Housing Trajectory up to 2026 (18 years)



Targets and Objectives

To show likely levels of housing delivery up to 2026.

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 year period (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.

The trajectory provided seeks to make reasonable estimates of the likely delivery of new housing, whilst not setting aside the availability of sites and permissions and likely sources of additional housing (such as windfalls). It can however, be interpreted as a 'snap shot'.

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 massive uncertainty. In the specific case of Malvern Hills District uncertainty exists over the following:

- The effects of current economic downturn which was not a particularly strong feature of the monitoring year (2007/08) but has rapidly led to a downturn in building activity in 2008/09 and therefore needs to be addressed in the trajectory with respect to possible recovery periods;
- The precise extent of infrastructure constraints to new housing development and when any identified constraints can be overcome (this process is being refined through the emerging SWJCS and discussions with infrastructure providers.
- Whether the emerging SWJCS will be allowed to include an allowance for windfall developments up to 2026.

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 Malvern Vale may not be.
- The emerging SWJCS will continue to include a 'windfall allowance' which may be as high as the current trend of 125 dwellings per annum, however, for trajectory purposes the SWJCS Preferred Option estimate of 60 dwellings pa will be used as a cautious working figure from 2013 onwards.
- 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 (2008/2009) are capable of being developed by 2012/2013.

- Emerging WMRSS Phase Two Preferred Option requirements up to 2026 will provide the basis for trajectory requirements.
- 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

The housing trajectory has been compiled using net housing completion figures from April 2001 to March 2008 (blue columns) and expected net completions (orange columns). The projection to 2012/13 (orange columns) anticipated completions of the dwellings on allocated sites, as indicated in the adopted Local Plan (July 2006), implementation of current planning permissions (688 as at 1st April 2008) and the possibility of some additional development via the emerging SWJCS in rural locations.

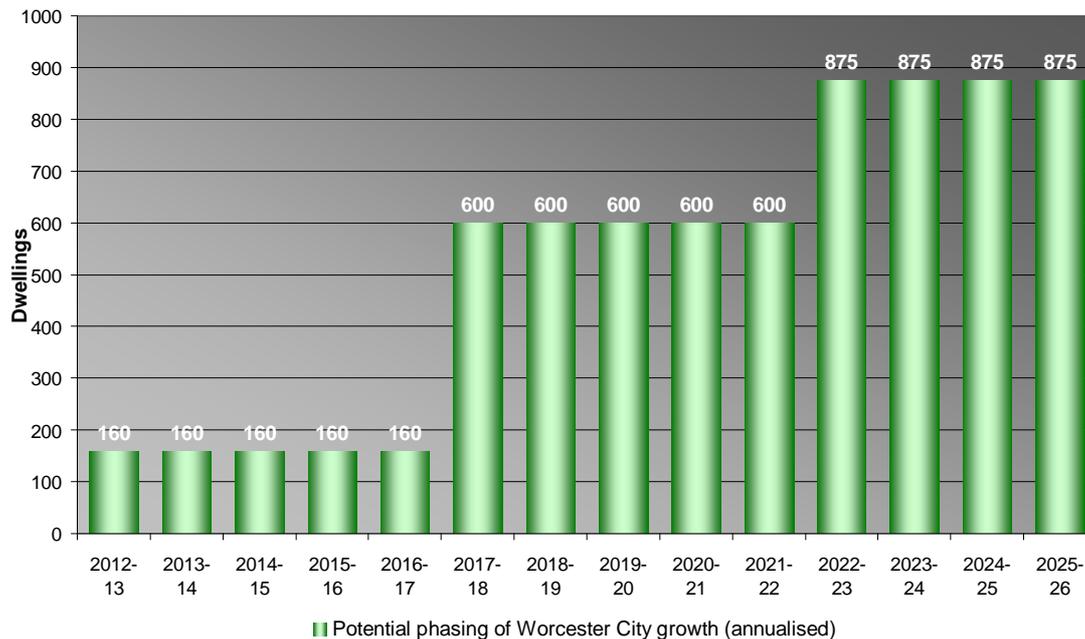
Beyond 2012/13 it is projected that completions will come forward through ongoing implementation of Allocated Local Plan Sites (up to 2015/2016), SWJCS sites and 60 dwellings per annum (working estimate) through windfall permissions. The windfall allowance has not been applied until 2013/14 due to market conditions coupled with the availability of existing permissions (688 as at 1st April 2008)

The latest position as indicated in the 2008 HLA shows that on Local Plan Allocated sites there are 547 dwellings which are to be completed and which have 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 2007 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 windfall completions of 306 accounted for all of the net dwelling completions through out the district. However the HLA did identify 53 dwellings under construction and it is anticipated that the next monitoring period (2008/2009) will observe 75 completed dwellings on Malvern Vale. A cautious approach to likely completions on Malvern Vale has been adopted which anticipates completion of the site in 2014/2015. However, early market recovery could easily shorten this period.

Beyond this date it is difficult to estimate dwelling completion rates but the trajectory works with the assumption that the housing market will slowly improve from 2010/2011 onwards and the site allocation dwelling completion phasing reflects this supposition. 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). 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).

The SWJCS Preferred Options paper identifies that Worcester City can not accommodate its RSS allocation of 10,500 dwellings within its boundaries and 7,300 dwellings have to be built outside and adjacent to Worcester City's boundary. The paper goes further and identifies potential areas for Worcester City's growth of which

500 dwellings could be located to the north, 3,500 dwellings to the west and 3,000 dwellings to the south of the City. The following graph illustrates the annualised result of this phasing.



However, the actual extent and distribution of growth will be established via the SWJCS and at present the split of potential peripheral growth between the South Worcestershire Councils is unknown. Based upon current figures within the SWJCS Preferred Option, Malvern Hills District could be required to accommodate up to a further 6,500 dwellings within its administrative boundaries. This is subject to a separate trajectory to be developed with Worcester City and Wychavon District Councils.

Housing requirements

This core output indicator will be measured against the adopted RSS housing figures keeping in line with PPS3 housing requirements of measuring housing supply against adopted targets. However the trajectory also includes two further targets as can be seen below:

1. Averaged annual housing requirement of the remainder of the Local Plan (Purple line with pink squares);
2. Annual Adopted RSS housing target (Brown line with red diamonds); and
3. Annual Emerging RSS housing target (Green line with green circles).

The remaining annual Local Plan housing requirement establishing a requirements for 195 dwellings per annum to be completed over the next three years, where the projection suggests that there will be a potential undersupply of 27 dwellings. This can be partially attributed to the delay to the Malvern Vale site and the current economic and housing market downturn. Secondly the brown line represents the annual adopted WMRSS with a net housing target of 3,520 dwelling by 2021. Predictions show that that a potential oversupply of +885 dwellings exists. And thirdly the annual emerging RSS housing target of 245 dwellings per annum is projected to show an undersupply of -887 dwellings by 2026. Part of the reason behind this undersupply can be attributed to the PPS 3: Housing position on windfall housing sites. The Preferred Option paper (page 27) identifies that windfall development has historically been a significant component of housing land supply and the 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 2013 onwards. This would result in a further 780 dwellings leaving a deficit of -107 dwellings.

H3 New and Converted Dwellings – on Previously Developed Land

Targets and Objectives

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 on PLD
H3	gross	261
	% gross on PDL	79.6%

Analysis

261 dwellings were completed on previously developed land (PDL) out of a total of 328 completions for 2007 - 2008. This equates to 79.6% of completions on Brownfield land. We exceeded our target and the 73% of dwellings completed on PDL in 2006 – 2007. Housing allocations listed in MHDLP Policy DS5 are previously developed sites and no problems are foreseen in maintaining the target figure for the remainder of the Local Plan period. However, beyond 2011, higher housing targets associated with the WMRSS partial review suggest that much more greenfield land will be required, and that is unlikely that the 70% on PDL land will be achieved.

H4 Net Additional Pitches (Gypsy and Traveller)

Targets and Objectives

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

Results and Analysis

Malvern Hills District currently has the following provision:

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

No new pitches were delivered in 2007 – 2008. 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.

Summary Table for Gypsy and Traveller Pitch Provision

	Permanent	Transit	Total
H4	0	0	0

H5 Gross Affordable Housing Completions

Targets and Objectives

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

20 affordable housing units have been completed for 2007 – 2008. This represents a decrease in the levels for 2006 – 2007 where 39 units were provided. There are however, 28 units currently under construction (18 RSL Rent and 10 RSL Shared Ownership) at Malvern Vale with a further 184 units proposed over phases 2 – 5 (see North Site development brief). Affordable Housing has been secured in accordance with MHDLP Policies CN2 and CN3. For details of the sites and the breakdown of units – see Local Indicator 3 – Affordable Housing.

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	16	4	20

H6 Housing Quality – Building for Life Assessments

Targets and Objectives

To show the level of quality in new housing developments

Results and Analysis

In December 2009, planning bodies should provide Building for Life assessments for all new housing developments. This will apply to developments of ten units or more completed between 1 April 2008 and 31 March 2009. Between 1 April 2007 – 31 March 2008, a total of 5 sites were completed with 10 or more dwellings. We do not currently collect data to report on this indicator but will ensure that measures are put in place to address this indicator for the next AMR (see Section Future Monitoring).

	No of sites Score 16 or more	No of dws on those sites	% of dws of 16 or more	No of sites Score 14 to 15	No of dws on those sites	% of dws of 14 to 15	No of sites Score 10 to 14	No of dws on those sites	% of dws of 10 to 14	No of sites Score less than 10	No of dws on those sites	% of dws of less than 10	Total no of housing sites (or phases)	No of dws on those sites
H6	No data for 2007 - 2008													

ENVIRONMENTAL QUALITY

Key Objectives	
<ul style="list-style-type: none"> • 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. • Enhance biodiversity and protect from damaging development and land use activity, important environmental, landscape, townscape and historic features and characteristics. 	
Key Policies – Malvern Hills District Local Plan Adopted July 2006	
<ul style="list-style-type: none"> • DS16 - Development and Flood Risk • QL16 Sites of Special Scientific Interest • QL17 Sites of Regional or wildlife importance • QL18 Protected Species • QL20 Creation of Habitats 	
Key Indicators and Targets	2007 – 2008
E1 Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	☺
E2 Changes in biodiversity	☺
E3 Renewable Energy Generation	☺
<p>Context</p> <p>A comparison of the Environment Agency Flood Zone data (April 2007) and Ordinance Survey Address Point Data (Sept 2006) using Geographical Information Systems showed that for the period 1 April 2006 – 31st 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.</p> <p>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.</p> <p>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 CO2 emissions of at least 26% by 2020 and a long term goal of an 80% reduction by 2050 has been set by the Government.</p> <p>The Government has a target of supplying 10% of electricity from renewable sources by 2010 and 20% by 2020.</p>	

E1 Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds

Targets and Objectives

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 is in accordance with MHDLP Policy DS16.

Results**Table 7: Key Data**

I. App	Type	Reason for E/A Objection	Outcome
07/01242/FUL	Caravan sites – Minor	<ul style="list-style-type: none"> Insufficient Info – Flood Risk Risk to development 	Refused
08/00103/FUL	Residential – Minor	<ul style="list-style-type: none"> PPS25/TAN15 Request for FRA/FCA 	Withdrawn
07/01951/FUL	Offices/Light Industry - Major	<ul style="list-style-type: none"> PPS25/TAN15 - Request for FRA/FCA 	Permitted
08/00012/FUL	Residential - Minor	<ul style="list-style-type: none"> PPS25/TAN15 - Request for FRA/FCA 	Withdrawn
07/01564/FUL	Offices/Light Industry - Minor	<ul style="list-style-type: none"> PPS25/TAN15 - Request for FRA/FCA 	Permitted
07/01794/FUL	Residential - Minor	<ul style="list-style-type: none"> PPS25/TAN15 - Request for FRA/FCA 	Permitted
07/01571/FUL	Other - Minor	<ul style="list-style-type: none"> PPS25/TAN15 - Request for FRA/FCA 	Permitted
07/00713/FUL	Other - Minor	<ul style="list-style-type: none"> Risk to the Development 	Withdrawn
07/01907/FUL	Caravan Sites - Minor	<ul style="list-style-type: none"> Risk to the Development Unsatisfactory FRA/FCA Submitted 	Refused
07/00685/FUL	Residential - Major	<ul style="list-style-type: none"> Unsatisfactory FRA/FCA Submitted 	Permitted

Analysis

Initially, ten applications were recommended for refusal by the Environment Agency on the grounds of potential risk of flood. Of these applications, 5 were permitted following agreement of conditions relating to a Flood Plan, Evacuation Management Plans, flood risk notices and flood proofing of ground floor apartments. Therefore, no applications were granted contrary to Environment Agency advice.

	Flooding	Quality	Total
E1	0	0	0

E2 Change in areas of Biodiversity

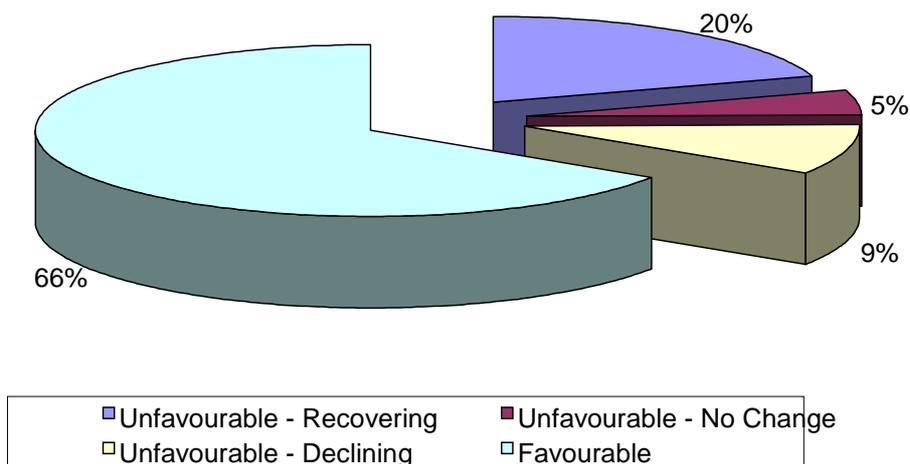
Targets and Objectives

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

Graph 4: Key Data

Condition of Sites of Special Scientific Interest (SSSI) in Malvern Hills District 2007 - 2008



Analysis

Data is taken from the Natural England website which records assessments of SSSI sites in Malvern Hills. It is important to note however, that Natural England does not assess every SSSI per annum. For 2007 – 2008, 4 SSSI sites were assessed where 1 was deemed favourable, 2 were deemed unfavourable recovering and 1 was deemed unfavourable declining. The above data therefore, comprises historic and current data. There has been a significant improvement in the condition of sites with 66 % favourable compared to 46% (AMR 2006 – 2007). There have been no SSSIs lost to development or further sites designated.

	Loss	Addition	Total
E2	0	0	0

E3 Renewable Energy Generation

Targets and Objectives

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

Results and Analysis**Table 8: Key Data**

E3		Permitted installed capacity in MW	Completed installed capacity in MW
Wind Onshore		0.016mw	0.016mw
Solar Photo-voltaic		4 solar panels	4 solar panels
Hydro			
Biomass	Landfill gas	-	-
	Sewage sludge digestion	-	-
	Municipal (and industrial) solid waste combustion	-	-
	Co-firing of biomass with fossil fuels	-	-
	Animal biomass	-	-
	Plant biomass	-	-
	Plant biomass	-	-
Total			

The amount of renewable energy generation for 2007 – 2008 is low but the requirement for Renewable Energy Plans as outlined in our Developer Contributions and Planning Obligations SPD will ensure the introduction of energy saving measures as part of building design. See Local Indicator 11 and Section 8 Future Monitoring.

MALVERN HILLS DISTRICT LOCAL PLAN - LOCAL INDICATORS

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:

Local Indicators	Monitoring Indicators 2007 – 2008
1	Number and percentage of dwellings committed within Malvern and sustainable rural locations within and outside settlement boundaries.
2	Amount of employment development completed within/outside settlements.
3	The amount of affordable housing provided annually through the planning process on both allocated and windfall sites in addition to exception sites.
4	The amount and type of developer contributions received by way of planning obligations or other measures.
5	Mix of sizes of housing (using bedroom numbers as an overall indicator).
6	Amount of hotel development (Use Class C1) gross internal floorspace m ²
7	Amount of hotel development (Use Class C1) gross internal floorspace m ² in town centres
8	Percentage of vacant retail premises in the Town and District Centres.
9	Number of applications approved for non-retail use in primary and secondary shopping frontages in Great Malvern Town Centre.
10	Number of diversification schemes supported.
11	The number and type of renewable energy scheme approved or refused.
12	Amount of protected open space/green space lost to other development.
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

Since the adoption of the Local Plan, the following Local Indicator is 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.

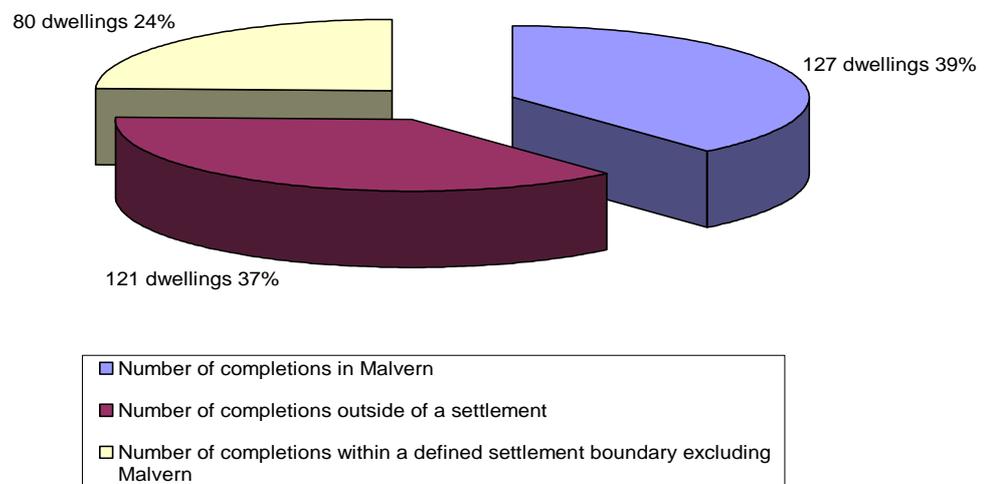
Local Indicator 1 - Location of New Housing Development
Number and percentage of dwellings committed within Malvern and sustainable rural locations

Targets and Objectives

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. And protect the open countryside from sporadic and inappropriate development.

Graph 5: Key Data

Number and Percentage of Housing Completions 2007 - 2008



Results and Analysis

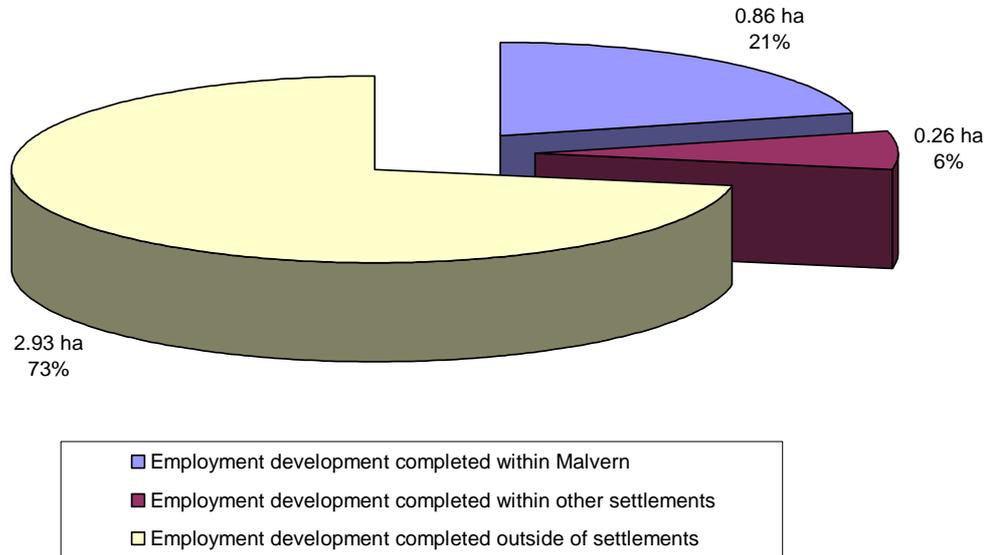
The above graph shows 63% of completions are within the urban area of Malvern and defined settlement boundaries. This is accordance with the defined development strategy outlined in the MHDLP. The figure compares favourable with that outlined in the AMR 2006 – 2007 of 65%. The remaining 37% accounts 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.

Local Indicator 2 - Location of New Employment Development

Amount of employment development completed within and outside of a settlement boundary

Targets and Objectives

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.

Graph 6: Key Data**Amount of Employment development completed within and outside of a settlement boundary 2007 - 2008****Results and Analysis**

There has been a significant increase in the total employment development completed within this monitoring period (4.05ha) compared to 0.35 ha in 2006 – 2007. All sites are windfall sites and consist of 49.9% Brownfield and 50.1% Greenfield sites. Of the development completed outside of settlements, 2.03 ha was the re-use of agricultural buildings with the remainder comprising development of Brownfield land. This is in accordance with Plan policies DS15, DS16, EP6 and EP7.

Local Indicator 3 - Affordable Housing

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

Targets and Objectives

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**Key Data – Table 9: Affordable Housing Completions**

Application Number	Location	RSL Rent Scheme	RSL Shared Ownership Scheme	Total
05/01453/FUL	Rushwick	6	4	10
05/01876/FUL	Malvern	2	0	2
06/01719/FUL	Hallow	8	0	8
Total		16	4	20

Analysis

20 affordable housing units have been completed for 2007 – 2008. This represents a decrease in the levels for 2006 – 2007 where 39 units were provided. There are however, 28 units currently under construction (18 RSL Rent and 10 RSL Shared Ownership) on the North Site, Malvern with a further 184 units proposed over phases 2 – 5. Affordable Housing has been secured in accordance with MHDLP Policies CN2 and CN3.

Local Indicator 4 – Developer Contributions

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

Local Indicator 15 - Cycle Routes

Number of applications which extend or provide cycle routes

Local Indicator 18 – Community Infrastructure

Number of applications with community infrastructure secured

Targets and Objectives

- 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.

Results and Analysis

Monitoring of our Section 106 agreements provides the evidence to inform Local Indicators 4 and 18

Table 10: Key Data Section 106 applications

Application Site	Section 106 agreement type
QinetiQ Site, St Andrews Road, Malvern	Education (£66,147) Transport (£25,000) Affordable Housing (£53,000) Open Space (£53,000)
QinetiQ Site (former Barracks Site) St Andrews Road, Malvern	Education (£65,328) Transport (£25,000) Affordable Housing (£36,000) Open Space (£36,000)
Junction: Worcester/Howsell Road, Malvern	Education (£49,756)
Lindfield, 12 Avenue Road, Malvern	Education (£13,160) Open Space (£20,709)
Coppice Close, Hallow	Open Space and Affordable Housing (£21,000)
Milestone House, North Malvern	Education (£5,640)

Analysis

Six Section 106 Agreements have been agreed during 2007 – 2008 which have secured education provision, transport initiatives, affordable housing 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 – Dwelling Mix

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

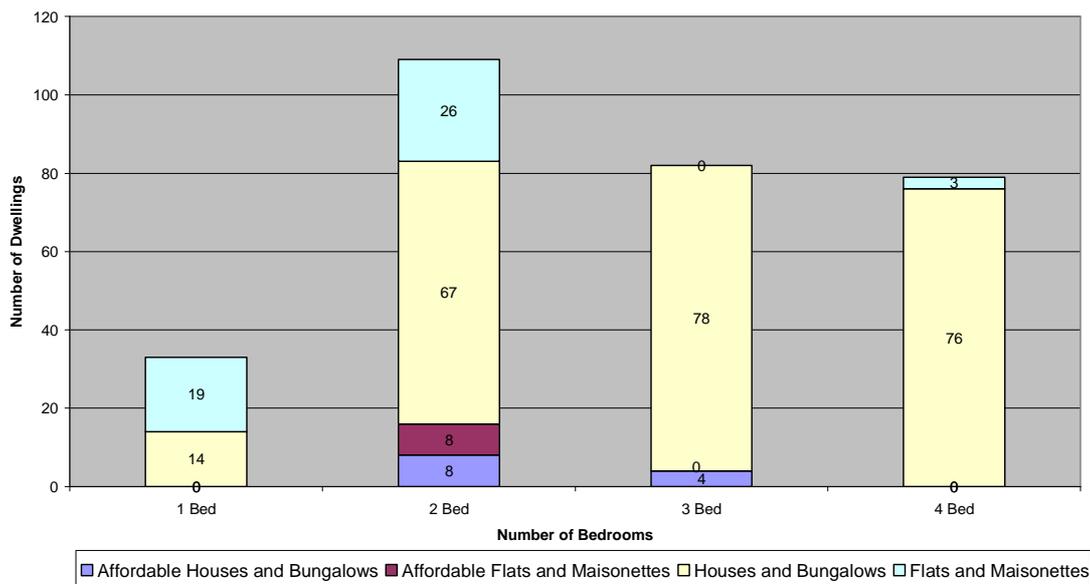
Targets and Objectives

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.

Results

Key Data Graph 7: Dwelling Mix

Market and Affordable Housing Dwelling Mix by Number of Bedrooms 2007 - 2008



Analysis

Figures for 2007 – 2008 show a relatively even spread between 2 Bed, 3 Bed and 4 Bed houses. This supports MHDLP Policy CN1 to provide a mix of dwelling types and sizes that address the housing needs of the District. Of the 20 affordable dwellings completed, these were 2 and 3 bed homes. No 4 bed affordable homes were secured during this monitoring period which forms a repeat of 2006 – 2007. There is concern that lack of provision in this area could impact on the ability to meet the affordable housing needs of families. We will continue to monitor this trend and use the results to inform our Housing Strategy.

Local Indicator 6 Hotel Development

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

Local Indicator 7 Hotel Development in Town Centres

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

Targets and Objectives

The West Midlands Regional Returns require retail schemes over 1,000m² to be identified.

Results and Analysis

No applications for hotel development were approved during 2007 – 2008.

Local Indicator 8 – Vacant Retail Premises

Percentage of vacant retail premises in Great Malvern

Targets and Objectives

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

Result and Analysis

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. This is below the national average of 11%, and demonstrates a strong demand for units in Malvern town centre (Source DPDS Consulting)

Local Indicator 9 – Planning Approvals for Non-Retail Use in primary and Secondary Shopping Frontages

Number of applications approved for non-retail use in primary and secondary shopping frontages in Great Malvern Town Centre

Targets and Objectives

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

Results and Analysis

No applications have been approved for non-retail uses in the primary and secondary shopping frontage in Great Malvern Centre during 2007 – 2008. 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

Number of diversification schemes supported

Targets and Objectives

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.

Results

Table 11: Key Data

Application No.	Diversification Use	Location	Status
07/01564/FUL	Offices (B1)	Knightwick	Approved
08/00678/FUL	Office use	Martley	Approved
07/00070/FUL	Light Industrial B1 (c)	Marley	Approved
07/01349/FUL	Holiday Lets	Hanley Swan	Approved
07/00427/FUL	Storage Unit	Suckley	Approved
08/00044/FUL	10 storage units	Forthampton	Approved
07/01709/FUL	Light industry	Kempsey	Approved

Analysis

7 applications have been approved for farm diversification schemes. MHDLP Policy EP7 Farm Diversification Schemes recognises the need for sustainable development by making the best use of existing land and buildings.

Local Indicator 11 - Renewable Energy

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

Target and Objectives

To allow opportunities for renewable energy in accordance with MHDLP policies. See Core Indicator E3.

Results

Table 12: Key Data

App. No	Proposal	Status
07/00104/FUL	Proposed wind turbine of 6kw output	Permitted
07/00689/FUL	4 solar panels to front south facing roof slope	Permitted
07/01475/FUL	Erection of 10kw wind turbine on 12m tower	Permitted

The following applications were all required to submit a renewable energy plan in accordance with our Supplementary Planning Document on Developer Contributions. A summary of the energy measures provided is listed in the table:

Table 13: Key Data

App	Proposal	Renewable Energy Plan provision	Status
07/00803/FUL	New Boarding House	<ul style="list-style-type: none"> • Insulation beyond requirements of latest building regulations; • Building orientation • Glazing specified to limit solar gains and thermal losses • High efficiency heat recovery pumps • Natural gas fired condensing boilers and hot water generators • Building energy management system with zoned controls 	Permitted

		<ul style="list-style-type: none"> • Target emission rate 67kg CO₂/m² and building emission rate as 62.48 kg CO₂/m² 	
07/01730/FUL	New sports facility building, floodlit athletics track, astro-pitch and associated engineering operations, landscaping and improvements to access and public footpath	<ul style="list-style-type: none"> • Roof pitch to maximise solar gain • Glazing specified to limit solar gains and thermal losses • High efficiency heat recovery pumps • Hot water system – solar panels, hot water heat pump, immersion booster heater 	Permitted
07/01089/FUL	New sports facility and function suite	<ul style="list-style-type: none"> • Enhanced building fabric and construction techniques • Natural gas fired combined heat and power plant • Solar heating • Biodiesel boilerplant 	Permitted

Analysis

Applications for renewable energy schemes remain low within the Malvern Hills District. The requirement of a Renewable Energy Plan in accordance with the Developer Contributions and Planning Obligations SPD does however, ensure that wide ranges of energy saving measures are incorporated as part of building design.

Local Indicator 12 - Protected Open Space and Green Space

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

Target and Objectives, Results and Analysis

No applications have been approved which resulted in a loss of open space or green space in 2007 – 2008. Our Open Space Supplementary Planning Document was adopted on August 2008.

Local indicator 13 - Design Statements

Number of Design Statement submitted with planning applications

This indicator is no longer reported on. Design Statements are now a requirement.

Local Indicator 14 - Scheduled Ancient Monuments & Listed Buildings

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

Target and Objectives, Results and Analysis

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

Local Indicator 15 – Cycle Routes

Number of planning agreements which extend or provide cycle routes

See Local Indicator 4.

Local Indicator 16 - Loss of Community Facilities

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

Targets and Objectives

Resist the loss of community, social and leisure facilities and of open space unless there are proposals for appropriate alternative provision.

Results and Analysis

One application was permitted during 2007 – 2008 which resulted in the loss of a community facility (Application 08/00111/FUL Change of Use from nursery and flat to residential unit, Malvern). Overall, however, there has been no loss of provision as an application was granted for a day nursery (Application 07/00971/FUL) see Local Indicator 17.

Local Indicator 17 - Community Facilities Permitted

Number of new community facilities permitted as outlined in MHDLP Policy CN16.

Targets and Objectives

The definition of community facilities for this indicator includes youth centres, doctors 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

Table 14: Key Data

App No.	App Site	Community Facility
07/01089/FUL	Malvern	New sports facility and function suite
07/01572/FUL	Malvern	Change of Use from office/industrial to leisure
07/01730/FUL	Barnards Green, Malvern	New sports facility building, flood lit athletics track, astro-pitch
07/00971/FUL		Part change of use of ground floor existing dwelling to day nursery.
08/00700/FUL	Upton	Extension of primary school to provide new classroom and library
07/01272/FUL	Astley	Extension to existing school

6 applications were approved for community uses during 2007 – 2008 compared to none in 2006 – 2007.

Local Indicator 19 - Health Care Facilities

Number of new Health Care Facilities including Nursing Homes and Supported Housing.

Targets and Objectives, Results and Analysis

For the period 2006 – 2007 no applications has been approved for the demolition of an existing nursing home.

Local Indicator 20 Dwelling Densities

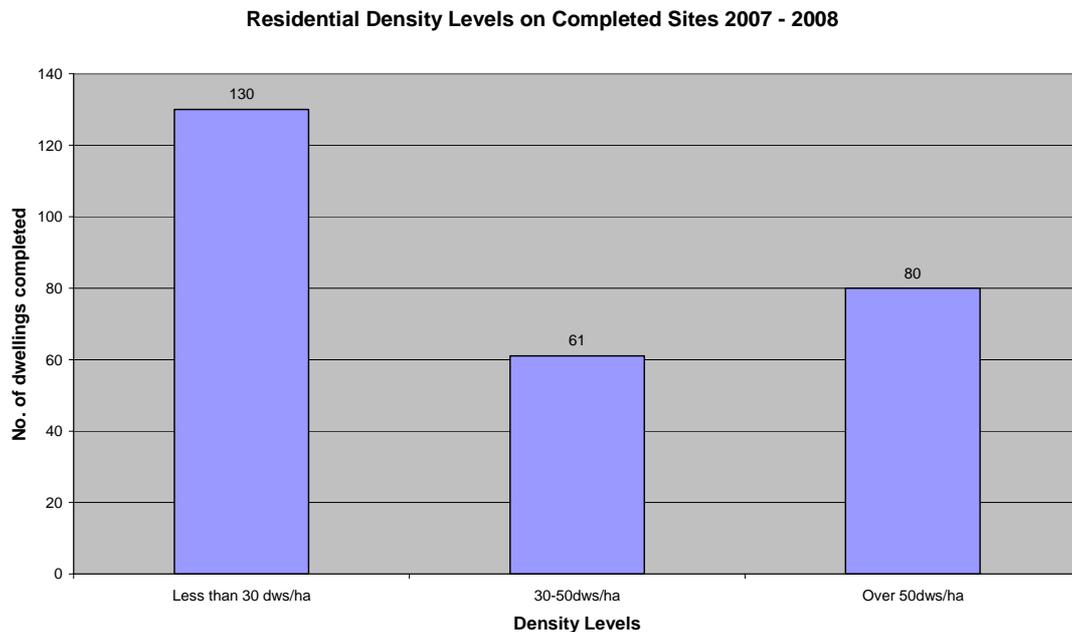
Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.

Targets and Objectives

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 (Worcestershire County Structure Plan Policy D9 – Density of Housing Development). MHDC’s target is to achieve 50% of completed development at a density of 30 dwellings and over per ha.

Results

Graph 8: Key Data



Analysis

52% (141 dwellings) of development has been completed at a density of 30 dwellings and over. This represents an increase from the 2006 – 2007 AMR of 29% and exceeds our own target.

SECTION 6 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. We are currently assessing Local Plan policies in order to devise a list of those we consider are appropriate and need to be saved beyond 2009.
- 6.2 The following information gives a breakdown of the overall position as reported to Malvern Hills District Council Planning Committee 5 August 2008:-

Table 15: Key Data

	2006/07	2007/08	2008/09 1 st quarter
Total number of appeals decided (that fall within the Planning Inspectorate definition)	56	45	15
No. of cases where appeal was allowed	23	14	9
Percentage of cases where appeal was allowed	41%	31%	60%
National average for successful appeals (allowed)	32%	N/A	N/A
Local target for successful appeals (allowed)	30%	30%	30%

- 6.3 The appeals monitoring demonstrates a 10% improvement in the number of appeals allowed. An analysis of the decisions demonstrated no requirement to amend current policies. 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 at the end of 2008/09.

SECTION 7 SERVICE DELIVERY

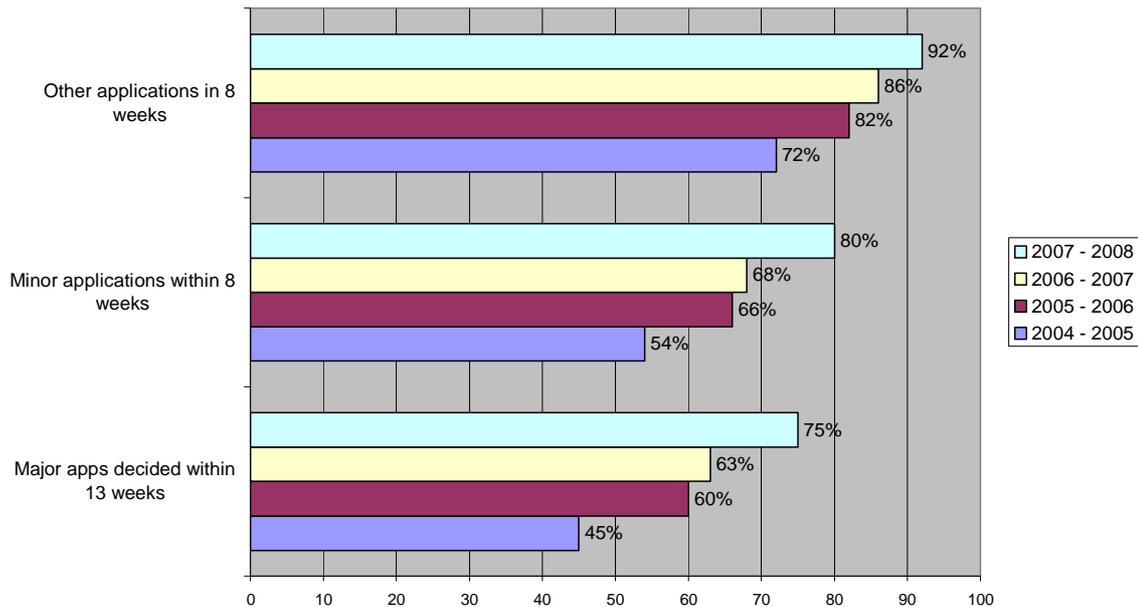
Planning Applications Targets

- 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 9: Key Data

Number of major, minor and other applications decided within 8/13 weeks 2004 - 2007



Analysis

- 7.2 We are continuing to meet all three national planning application targets. In the period 2007 – 2008, we improved our performance in all three categories.

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 Plans and Conservation

Performance Measure	2006/2007 Target	Monthly Performance July 2007
Percentage of general enquiry letters answered within 10 working days	100%	100%
Percentage of pre-application advice enquiries dealt with in 15 working days	100%	89%
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%

Development Control

Performance Measure	2006/2007 Target	Monthly Performance July 2007
Percentage of domestic development enquiry forms dealt with in 10 days	100%	90%
Percentage of applications registered and acknowledged within 3 working days	80%	69%
Percentage of planning decisions issued within 3 working days	100%	100%
Percentage of planning decisions delegated to officers	90%	96%

SECTION 8 FUTURE MONITORING

8.1 Following a review of the actions set out in the AMR 2006-2007, we undertook the following:

- a review of the appeal reporting procedure. Further information is set out in Section 6;
- an ongoing review of our information technology system (Uniform/Limehouse) to ensure that data can be extracted to inform our planning policies and our monitoring requirements;
- an ongoing review of our Housing Land Availability and Employment Land Availability systems together with requirements to monitor outputs outlined in the DCLG Employment Land Review Guidance Note.

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

- | | |
|--|---|
| <ul style="list-style-type: none"> • the need to establish a system of collecting information on Building for Life Assessments • improved measures for the collection of information on renewable energy in particular the energy generated (mw) | <ul style="list-style-type: none"> • Building Control • Development Plans • Development Control • Development Plans |
|--|---|

SECTION 9 DATA SOURCES AND USEFUL INFORMATION

- Appeal Decision Monitoring;
- Census 2001;
- Employment Land Availability Database: Development Plans;
- Gypsy and Traveller Accommodation Assessment Worcestershire County Council Feb 2008;
- Housing Land Availability Monitor 2008;
- Housing Strategy 2006 – 2009;
- Strategic Housing Market Assessment- For South Housing Market Area of W.Mids Region April 2007
- 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;
- Planning information from the Council's data and property database (Uniform);
- South Worcestershire Joint Core Strategy Housing Land Availability Assessment Report June 2008;
- South Worcestershire Employment Land Review February 2008;
- South Worcestershire Public Open Space Alignment Study May 2007;
- South Worcestershire Joint Core Strategy Evidence Base Retail Studies 2007;
- The Council Plan 2007;
- West Midlands Regional Returns;
- Worcestershire County Council Accession Database;
- Worcestershire County Council Employment Information www.worcestershire.gov.uk
- Worcestershire Local Transport Plan www.worcestershire.gov.uk

USEFUL INFORMATION

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

Paper copies are available from:

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

Monday – Friday 9.00am – 5.30pm

FEEDBACK SHEET - tell us what you think

We would like your views on this document.

Please complete this questionnaire and send to:
 Development Plans and Conservation
 Malvern Hills District Council
 Council House
 Avenue Road
 Malvern
 WR14 3AF

Or e-mail your comments to devplans@malvern hills.gov.uk All information will 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:

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 E-mail:

APPENDIX 1 - Core Output Indicators 2007 - 2008

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		7299		478	3903.3	11,680.3
	net		7299		478	3903.3	11,680.3
BD2	gross		4520		478	3203.3	8201.3
	% gross on PDL		62		100	82.0	
BD3	hectares		13.29		0.2	0.4	13.89

Floorspace for Town Centre Uses

		A1	A2	B1a	D2	Total
BD4	gross	0	385	230	0	615
	net	0	385	230	0	615

Housing Trajectory Figures

	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

		02/03	03/04	04/05	05/06	06/07	07/08 Rep	08/09 Cur	09/10 1	10/11 2	11/12 3	12/13 4	13/14 5	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2a	Previous net additions	258	256	195	161	172																	
H2b	Net additions for reporting year						306																

		02/03	03/04	04/05	05/06	06/07	07/08 Rep	08/09 Cur	09/10 1	10/11 2	11/12 3	12/13 4	13/14 5	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24		
H2c	Future net additions							213	138	245	265	261	207	189	132	132	282	282	282	282	282	282	282	282 (to 2026)	
	hectares	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
	target																								
	Local Plan							195	195	195															
	Adopted RSS	247	247	247	247	247	159	159	159	159	131	131	131	131	131	131	131	131	131	131					
	Emerging RSS					245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245	
H2d	See H2c																								

* Please note this indicator does not look to prove a five year housing land supply but merely a projection of net build housing completions over the next 15 years. Please look at the Housing Land Availability report 2007/2008 www.malvern hills.gov.uk for Malvern Hills District's five year housing land supply.

** Monitoring reports are currently not in place for this monitoring period expected to be resolved for the 2008/2009 AMR.

New and Converted Dwellings on Previously Developed Land

		Total
H3	gross	261
	% gross on PDL	79.6

Gypsy and Travellers

	Permanent	Transit	Total
H4	0	0	0

Affordable Housing

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	16	4	20

Building for Life Assessments (No Data)

H6														
----	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Flooding and Water Quality

	Flooding	Quality	Total
E1	0	0	0

Biodiversity

	Loss	Addition	Total
E2	0	0	0

Renewable Energy

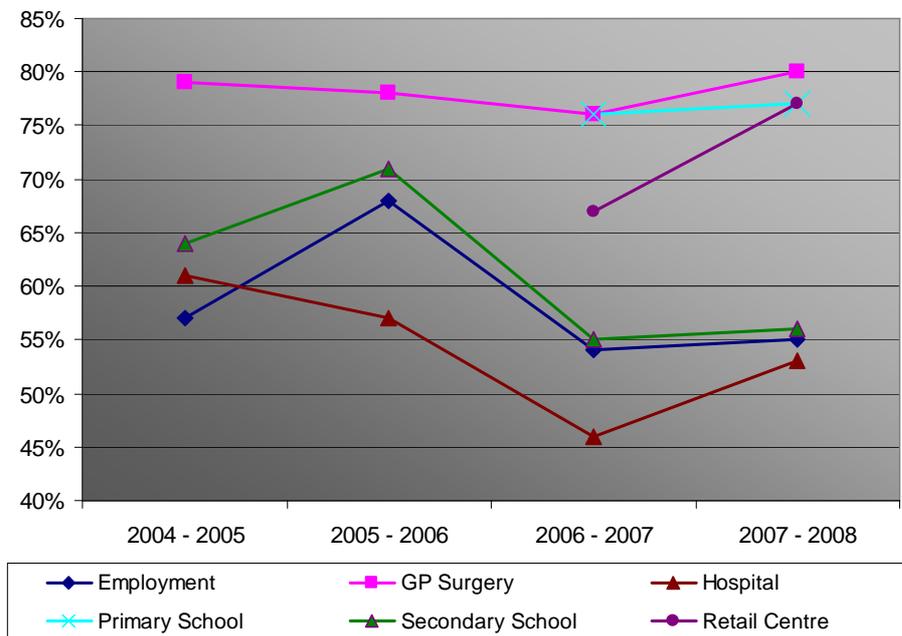
E3	Wind Onshore	Solar Photovoltaic	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass Plant biomass	Plant biomass	
Permitted installed capacity in MW	0.016mw	4 solar panels								
Completed installed capacity in MW	0.016mw	4 solar panels								

APPENDIX 2 – New development within 30 minutes of a service and/or a facility

Following the [Regional Spatial Strategies and Local Development Framework Core output indicators update Feb 2008](#) several indicators have been deleted. However it is the view of Malvern Hills District Council that indicator 3b serves as a useful tool to monitor the accessibility of new residential development. Indicator 3b was defined as the “amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a retail centres”. Data obtained from the County Council's Accession database indicates:

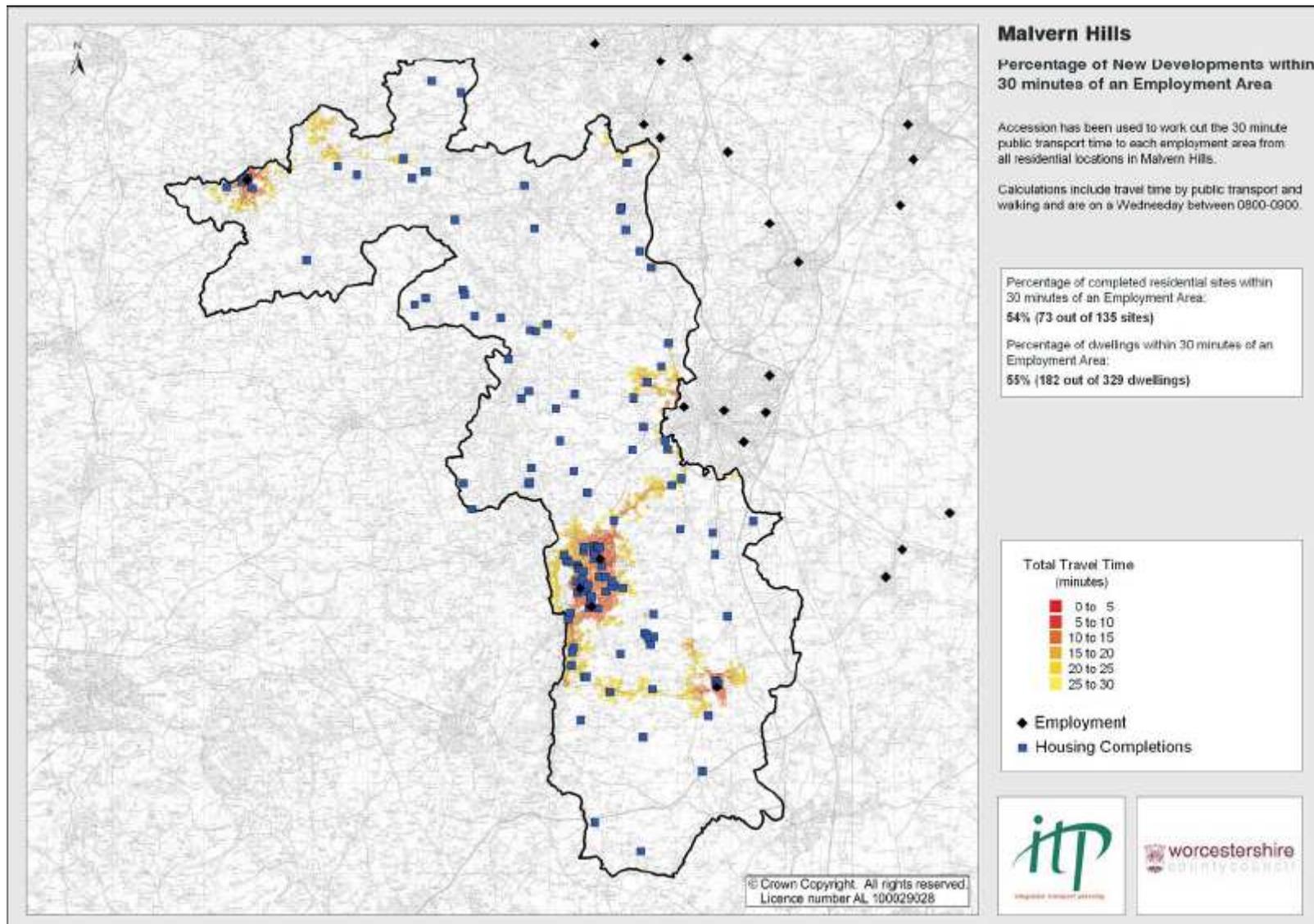
Accessibility – New Residential development within 30 minutes of:	2004 - 2005	2005 - 2006	2006 - 2007	2007 - 2008
Employment	57%	68%	54%	55%
GP Surgery	79%	78%	76%	80%
Hospital	-	-	46%	53%
Primary School	-	-	76%	77%
Secondary School	64%	71%	55%	56%
Retail Centre	-	-	67%	77%
Average	65%	68%	62%	66%

Graph showing accessibility trends since the 2004-2005 monitoring period (2005 AMR)

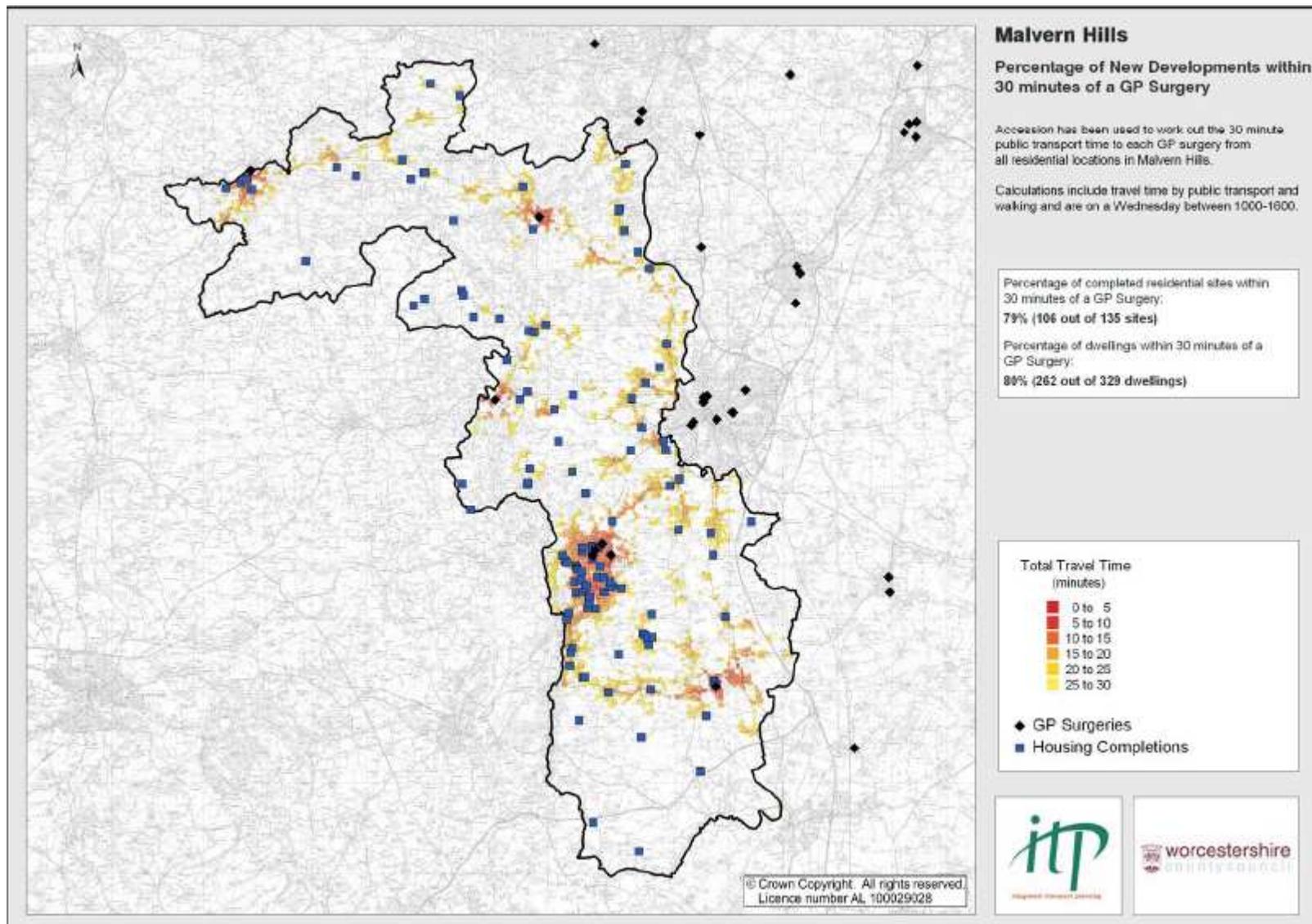


Based against the 30 minutes public transport time new developments achieved an average score of 66%. This is an improvement on last years average score of 62% however this is slightly down from 2005-2006 figure of 68%. The graph identifies that 2007-2008 has improved in all key services proving that new development is well placed to access a range of key services. Access to hospitals and employment sites remain statistically low when compared to historical figures however the trend for 2007-2008 is showing promising signs for improvement especially with access to hospitals. It is important to note that employment figures are based against ‘super output areas’ (large scale) of 500 jobs or more as defined by NOMIS (official Labour Market Statistics). They do not include small rural sites industrial estates such as Martley and Hallow Business Parks which are sources of rural employment.

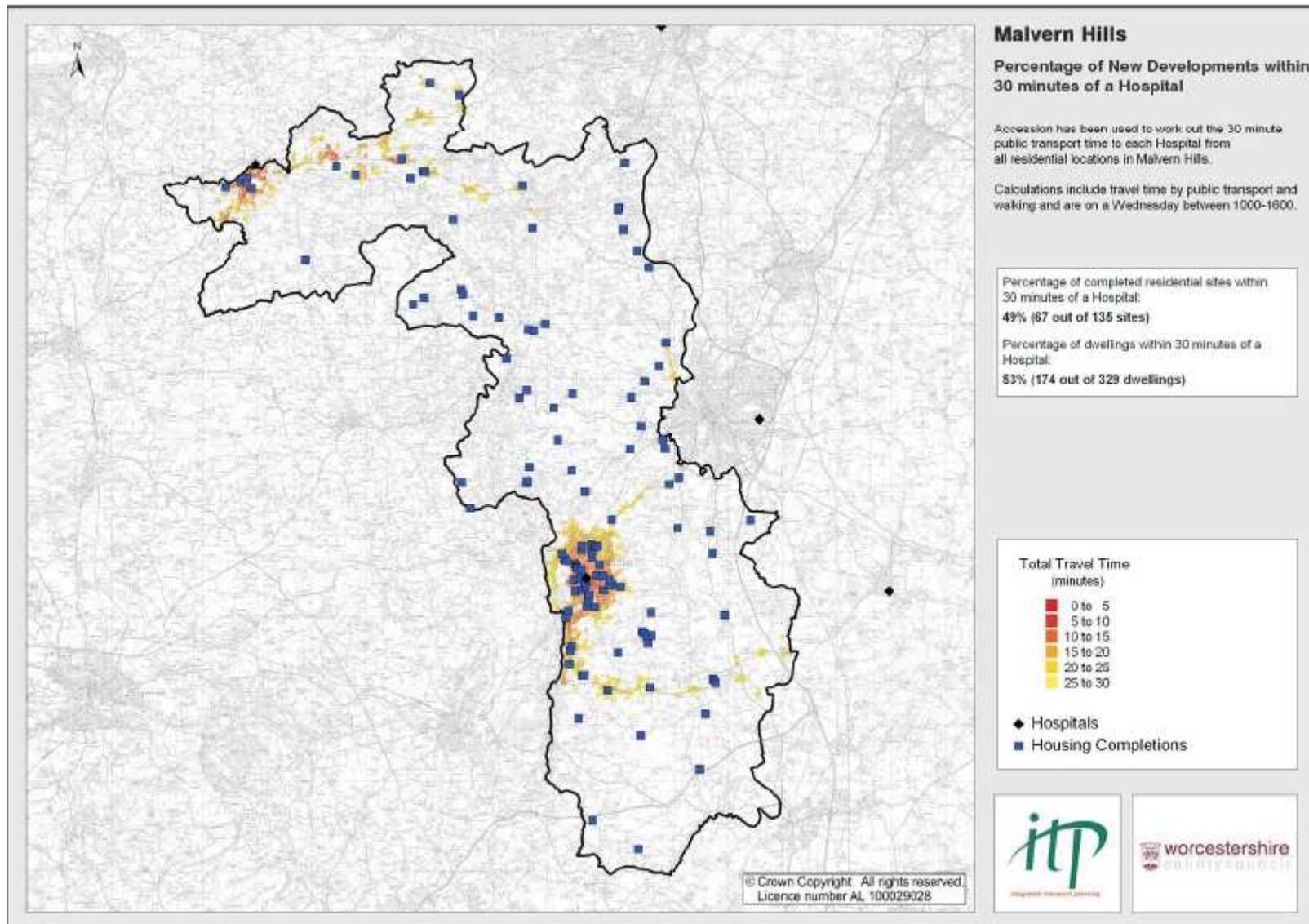
Employment



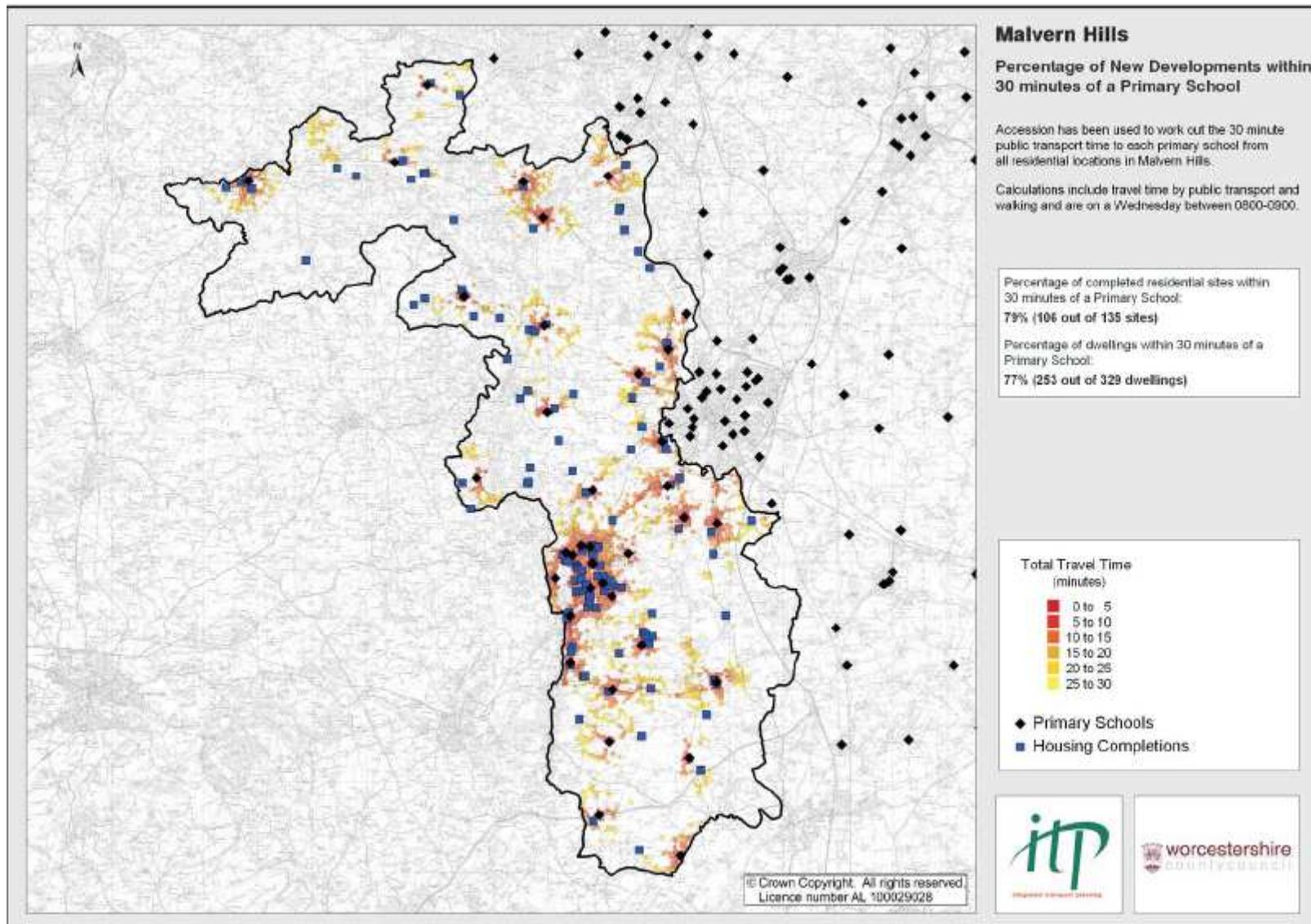
GP Surgery



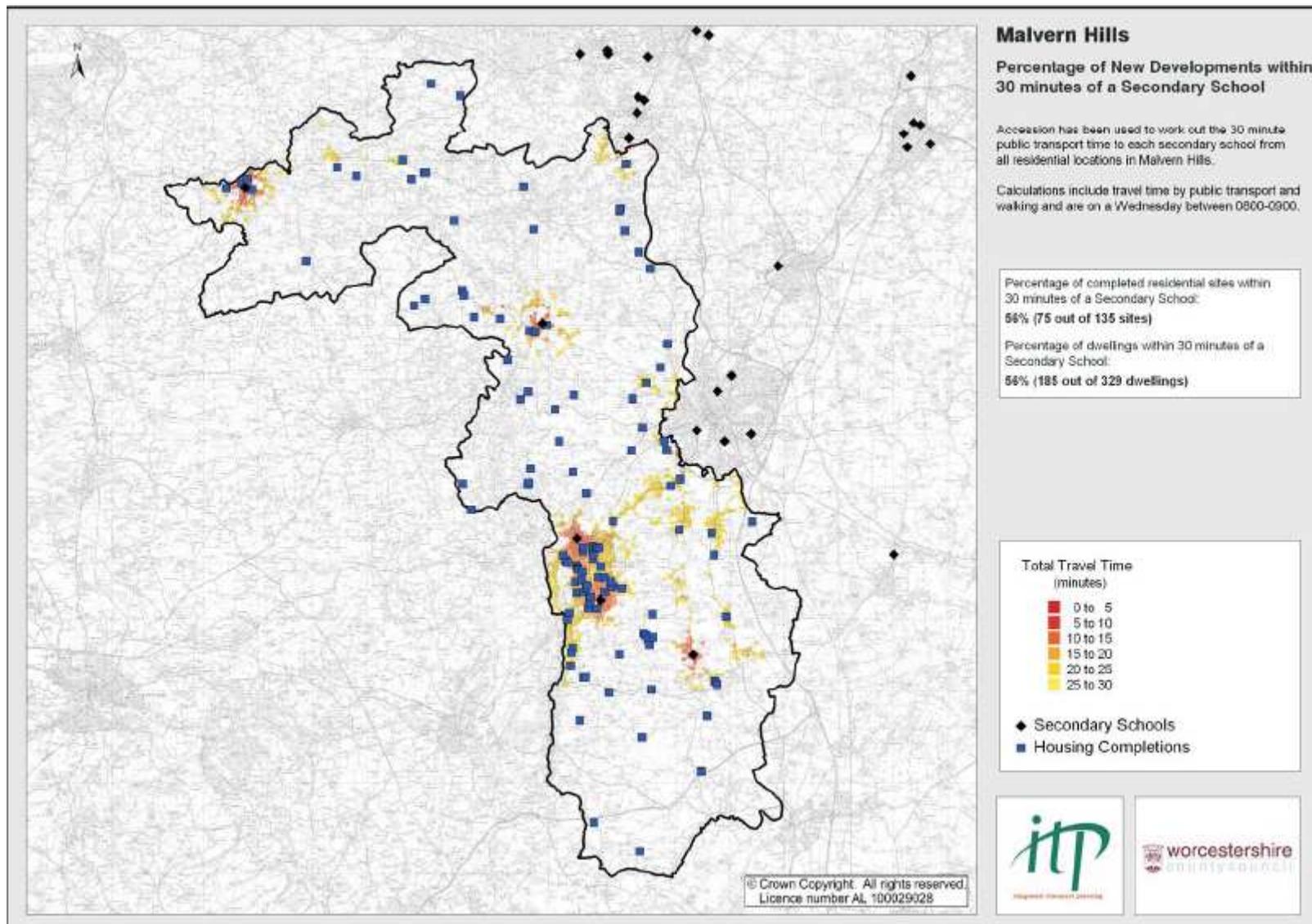
Hospital



Primary School



Secondary School



Retail Centre

