
Development Control Committee – 24th February 2015

Report of the Strategic Director (Environment, Economy and Housing)

Authority's Monitoring Report (AMR) 2013/14

Purpose of Report

- 1 To inform Members of the Council's Authority Monitoring Report (AMR) for 1st April 2013 to 31st March 2014.

Background

- 2 As a requirement under the Localism Act, each year the Council produces an Authority Monitoring Report, or AMR. The AMR forms part of the Council's Local Plan and has two main purposes:

- To review progress on the implementation and effectiveness of the Local Development Scheme (LDS*) and the Local Plan; and
- To assess the extent to which the planning policies set out in the Local Plan documents are being achieved.

** NB: The Local Development Scheme (LDS), is the Council's three-year project plan that identifies which local plan documents will be produced, in what order and by when.*

- 3 A monitoring framework using measurable indicators assesses progress towards the aims and targets set out within the Local Plan documents and assessing progress against many of the Council's priorities, including:

- Increasing the availability and affordability of homes;
- Regenerating the Borough;
- Making the Borough cleaner and greener;
- Protecting employment land and therefore jobs; and
- Making it easier for people to access shops and services close to where they live.

4. The 2013/14 AMR covers the period from 1st April 2013 to 31st March 2014 and monitors the delivery of a range of planning documents, the key ones being:

- Black Country Core Strategy
- Unitary Development Plan (UDP) (saved policies only)
- Brierley Hill Area Action Plan

5. The Stourbridge and Halesowen AAPs were both adopted halfway through the 2013/14 monitoring year (in October 2013); as such monitoring of these documents will be included within next year's 2014/15 AMR.
6. A summary of the key outcomes from the 2013/14 AMR can be found at Appendix 1 of this report.
7. The current AMR is available on the Council's website at the below link:

<http://www.dudley.gov.uk/resident/planning/planning-policy/local-development-framework/annual-monitoring-report/>

Finance

- 8 The production of the AMR is funded from relevant, existing budgets and resources.

Law

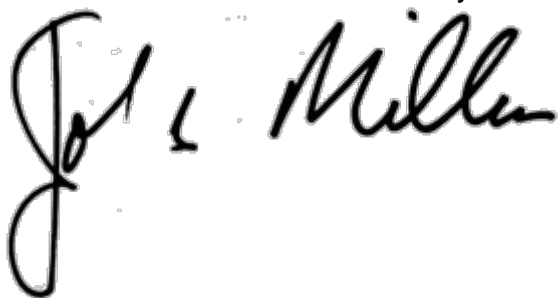
- 9 The Council is required to prepare Authority's Monitoring Reports (AMRs) as set out within Section 113 (5) of the Localism Act 2011.

Equality Impact

- 10 The planning policy documents which form the Dudley Local Plan, including the AMR, aim to ensure that sufficient homes, shops and industries, social, educational and recreational facilities are planned and provided for to meet the needs of all the communities in the borough. This includes meeting the needs of disabled persons as well as children and young people by seeking to provide sufficient facilities for them, as well as having a positive effect for future generations.

Recommendation

- 11 That the 2013/14 Authority's Monitoring Report (AMR) be noted.



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Appendix 1 – 2013/14 AMR – Summary of Key Outcomes

List of Background Papers

- A. Authority's Monitoring Report (AMR) 2013/14

Appendix 1 – 2013/14 AMR – Summary of Key Outcomes

The findings demonstrate that the objectives of the Development Plan Policies are in the whole being achieved, and that the majority of the indicators are being effectively monitored.

Housing

- 468 dwellings built; 343 below the annual Core Strategy target therefore a further 11,694 dwellings are required to be built in Dudley Borough to 2026.
- 102 Affordable Housing dwellings built; the remaining target up to 2026 is 1,252 dwellings.
- A 5 year housing supply has been identified as required by national policy.

The Economy and Employment

- 1.70 ha of land was developed for employment and 2ha of land was redeveloped for residential use. The overall target for Dudley Borough is to reduce employment land by 179ha between 2006 and 2026.
- 2ha of Strategic High Quality Employment Land has been delivered (0.5 ha in 13/14). Core Strategy target is for a further 116ha within Dudley Borough to 2026.
- 38 ha of Readily Available Employment Land (above Core Strategy target of 28 ha).

Retail and Centres

- Permissions:
 - Three Dudley foodstore permissions committing 9,922 sq m of convenience retail is against the total of 5,000 sq m net of convenience retail floorspace identified in the Core Strategy for the centre and emerging DAAP.
- Completions:
 - Small level of Retail and Leisure completions in District and Local Centres (150sqm retail and 125sqm leisure) whereas the Town Centres saw higher completions (6,092sqm retail and 2,117sqm leisure)
 - No office permissions or completions. The Core Strategy aims for each of the 4 Strategic Centres within the Black Country to accommodate up to 220,000sqm office floorspace, and each of the Town Centres up to 5,000sq.m.
- More permissions and completions in-centre than in out-of-centre locations demonstrating that investment is being focused in-centre supporting a network of vibrant centres.
- 'Protected Frontages' policy is being successfully applied to the majority of centres. However, some areas have a poor representation of A1 Shops and a long term strategy is needed to prevent the further decline of these centres. The Core Strategy target is for 65% of all units within the core areas of Dudley to be A1 retail, with a 50% target in district and local centres.

Transportation and Accessibility

- Two locations have benefited from transport related improvements directly:
 - Cox's Yard, Birmingham Street, Stourbridge
 - Lidl, Stallings Lane, Kingswinford
- Cycling on monitored routes in Dudley has increased by 2.7% and a total of 3.433km of new cycle links was provided. The Core Strategy target is for 1% increase in cycling.
- One new footpath was formally adopted as part of the PROW network (Castle Gate Way, Dudley) and five existing public rights of way were improved.

Nature Conservation

- No net reduction in the area of designated nature conservation sites through development or in the extent of the Biodiversity Action Plan priority grasslands. This meets Core Strategy targets.
- No net reduction in the number of nature conservation sites being managed positively for nature conservation (40 sites or 21%). This meets the Core Strategy target for the percentage to remain stable or increase.

Historic Character, Local Distinctiveness and Canals

- No statutorily listed buildings were demolished and no locally listed buildings were lost without an archaeological record having been made.
- One Locally Listed building had an Article 4 directions imposed (The King Arthur).
- Two buildings were added to the Statutory list as Grade II listed, 260 Hagley Road, Halesowen and the Garibaldi Inn, Cross Street, Stourbridge.
- The Brierley Hill Conservation Area added to the English Heritage 'Heritage at Risk Register'
- 3 Grade II* Buildings continued to remain on the 2013 'Heritage at Risk Register' (Brown Bear Pit, and Kiosk to east of Brown Bear Pit, and The Old Foundry, Lowndes Road).
- 4 Places of worship continue to be present on the 2013 'Heritage at Risk Register' (St Edmunds, St James's, St John's and the Presbyterian Chapel, Lower High Street).
- No applications were approved that would adversely affect a SAM.

Open Space, Sport and Recreation

- No inappropriate applications or loss of any existing green open space corridors were approved within the Green Belt
- The number of Parks and natural green space sites that have achieved the 'Green Flag' quality standard remained consistent and stable at 7 sites.
- No significant new proposals came forward to open up fully restricted green space areas within Brierley Hill, Stourbridge and Halesowen AAP plan areas. The relevant AAPs require 100% of relevant development proposals within major opportunity sites to incorporate green infrastructure.
- No loss of Playing Fields or other outdoor sports facilities.

Renewable Energy and Air Quality

- No new development proposals have taken place which is contrary to the advice of Environmental Protection on air quality and other issues. This meets the Core Strategy target for 100% of permissions to be granted in accordance with Environment Protection recommendations.
- Concentrations of nitrogen dioxide and particulate matter have been falling since 2008, meeting Core Strategy targets.

Waste

- The total quantity of Local Authority Collected Waste increased by 3,350 tonnes however the amount disposed of to landfill (7,985 tonnes) remains at a low level. Levels have increased from 84.1% in 2007/8 to 94.1% in 2013/14, meeting the Core Strategy target for the percentage to increase over a 5 year period.
- No additional strategic waste management facilities came forward, however there has been an overall increase of 166,600 tonnes per annum of strategic waste management operational capacity since the 2009 baseline.
- No planning permissions were submitted to or granted permission that would be detrimental to the ongoing operations or capacity of existing strategic waste management facilities.

Minerals

- No permissions were granted for non-mineral development that would compromise working at an existing quarry or within any of the Core Strategy Areas of Search.
- No applications for opencast coal working, coalbed methane exploration or exploitation, or extraction of building stone were received.

Planning Obligations

- A total of 14 Legal Agreements were signed, £247,980.80 approved, £1,009,451.58 received and £354,091.72 spent during the year.

N.B. Please note that where available, Core Strategy and Area Action Plan targets have been included, however some Indicators are based on the delivery of Plan objectives and do not have specific targets.