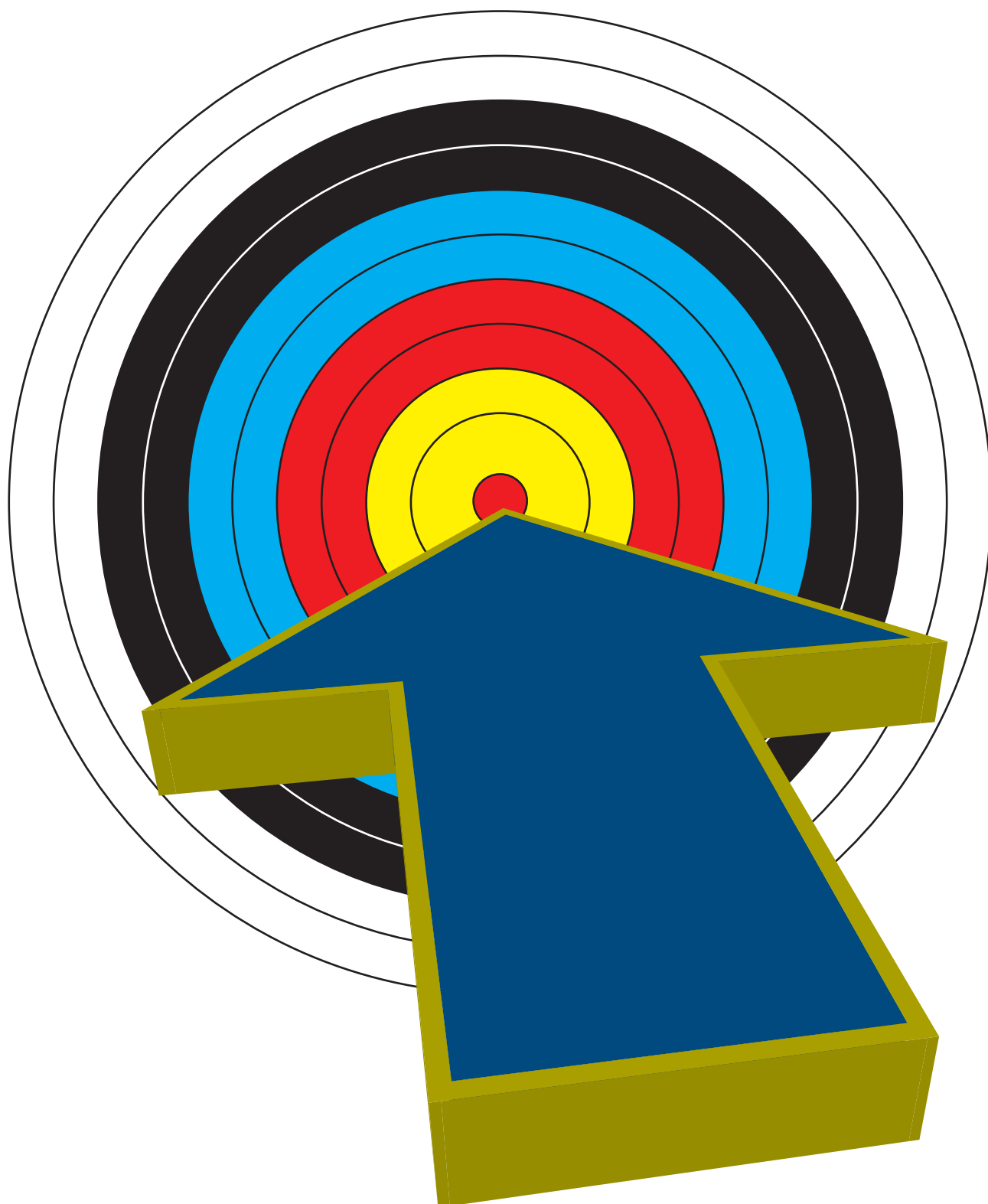


Annual Monitoring Report

December 2009



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General Information

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Planning Policy Team, Directorate of the Urban Environment, 3 St James's Road, Dudley, DY1 1HZ or tel 01384 816967 or email ldf@dudley.gov.uk

Arabic

ستكون هذه مع بقية الوثائق لنظم العمل للتنمية المحلية متوفرة عند طلبها بطبعات مكبرة , وعلى الكاسيت , بريل , أو بلغات غير اللغة الانكليزية. فاذا كنت بحاجة لوثيقة لاحد من الاشكال المذكورة , رجاء اأتصل بفريق التخطيط لطريقة العمل (policy) , مجلس ددلي المحلي , ٣ سانت جيمسز رود , دي واي ١ ١ أيج زت. التلغون: ٠١٣٨٤ ٨١٦٩٦٧ أيه ميل ldf@dudley.gov.uk

Bengali

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Chinese

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Gujarati

આ તેમજ લોકલ ડિવેલોપમેન્ટ ફેમવર્કના અન્ય દસ્તાવેજો વિનંતી કરવાથી મોટા અક્ષરોમાં છાપેલા, ઓડિયો કેસેટ પર, બ્રેઇલમાં અથવા અંગ્રેજી સિવાયની બીજી ભાષાઓમાં મળી શકે છે અથવા મેળવી આપી શકાશે.

જો તમને આમાંથી કોઈ સ્વરૂપમાં દસ્તાવેજ જોઈતો હોય, તો કૃપા કરીને આ સરનામે સંપર્ક કરો:

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Punjabi

અનુરોધ કરન તે. ઇઘ ડાક્યુમેન્ટ (લિખત જાણકારી દસઝાવેજ), અતે સથાનક વિકાસ જોસના (ફરેમવરક) સંઘેપી હેર ડાક્યુમેન્ટસ વંડે પરિંટ, આઢીઈ કસેંટ તે રીકારડ કીતે હેદે. ઘરેલ ફારમેટ, અતે અંગ્રેજી ડ્રાસા દે નાલ નાલ હેર ડ્રાસાવાં વિંચ વી મિલ સકદે હન જાં મિલ સકટરેં। જેકર તુસીં કોઈ ડાક્યુમેન્ટ ઇનું વિંચેં કિસે ફારમેટ (ઘટતર) વિંચ લેંટા ચાહુદે હે. ઝાં ફિપા કરકે હેઠ લિખે પતે તે સંપરક કરે: પલેનિંગ પોલિસી ટીમ, ડાયરેક્ટરેટ ઓફ ઇઅરબન ઇન્વાઈરનમેન્ટ, ડબલ્ડી મેટરોપોલિટન ઘરેં કાઉન્સિલ, 3 સેંટ જેમસિસ રોડ ડબલ્ડી Planning Policy Team, Directorate of the urban environment, Dudley Metropolitan Borough Council, 3 St, James's Road, Dudley DY1 1HZ - ટેલેફોન નંબર: 01384-816967 - ઈ-મેઇલ પઝા: ldf@dudley.gov.uk

Urdu

یہ اور لوکل ڈیولپمنٹ فریم ورک (مقامی بہتری سے متعلق اقدامات کا ڈھانچہ) سے متعلق دوسری دستاویزات بڑے حروف کی طباعت، آڈیو کیسیٹ، بریل یا انگریزی زبان کے علاوہ زبانوں میں ترجمے کی صورت میں دستیاب ہیں یا درخواست پرفراہم کی جائے گی۔ اگر آپ کو دستاویز ان میں سے کسی بھی شکل میں درکار ہے تو براہ مہربانی پلاننگ پالیسی ٹیم، ڈائریکٹوریٹ آف اربن اینوائرنمنٹ، ڈبلی میٹروپولیٹن بورو کونسل، 3 سینٹ جیمز روڈ، ڈبلی ڈی ڈی 1 1 ایچ ایچ کے ساتھ رابطہ قائم کریں۔ ٹیلیفون نمبر: 01384 816967، ای میل: ldf@dudley.gov.uk

Executive summary

The main findings of the 2009 Annual Monitoring Report are that the objectives of the Council's policies as set out in the adopted Unitary Development Plan 2005 are being achieved. The majority of the core indicators and local indicators are being effectively monitored.

Contextual Indicators

- Dudley's population has remained consistent over the years but with change in structure towards a gradually ageing population.
- Average earnings are £21,503 (2008) which is less than the Black Country average and the West Midlands Region.
- The percentage of 15 year olds achieving five or more GCSEs at grade A* - C rose to 46.94% in 2008 and has been consistently higher than other Black Country authorities and is improving at a faster rate than national trends.
- Crime rates in Dudley are falling and the borough has the lowest crime rate per 1000 population in the Black Country.
- Life expectancy levels in Dudley are higher for both the average Black Country and the West Midlands for both males and females and are comparable with national figures.

Local Development Scheme

- has been recently amended as a result of delays to the Regional Spatial Strategy and the Black Country Core Strategy is being produced in line with this. Submission is programmed for February 2010.
- The Brierley Hill Area Action Plan is following the same timetable.
- Work is being progressed on the Development Strategy DPD and the Stourbridge AAP.

Core and Local Indicators











- Dudley is on course to meet its minimum housing targets as set out in the Regional Spatial Strategy and has identified a five year land supply. Housing completions were up last year to 687 with 99.9% on previously developed land.
- Employment policies are also working with 84% of employment (including office use) being on sites designated and/or safeguarded for such land use. There is still a limited supply of good quality employment land in Dudley.
- The Centres and Retail policies appear to be working effectively with the majority of new floorspace being developed in the designated centres.
- Good progress has been made in meeting the aims of the Access and Movement policies with new facilities and improved provision in many areas.
- Policies in Nature Conservation and the Historic Environment are working well. No statutory listed buildings were demolished and no applications granted that would adversely affect a Scheduled Ancient Monument. A new local indicator was introduced to monitor priority ponds within the Biodiversity Action Plan.









- No publicly accessible children's play areas or sports playing fields were lost. The Council's Parks and Green Spaces Strategy was adopted in June 2009.
- No development took place which was contrary to the advice of the Environment Agency on the grounds of either flood defence or water quality.
- A questionnaire survey was carried out to judge how well the Council was meeting its statutory requirements in public engagement in the planning process. The findings were that the majority of respondents were satisfied with our approach.










1 Introduction

- 1.1** This is the fifth Annual Monitoring Report (AMR) to be produced by Dudley MBC and covers the period 1st April 2008 to 31st March 2009.
- 1.2** The purpose of this document is to assess the implementation of Dudley's Local Development Framework (LDF) and the "saved" policies of the Dudley Unitary Development Plan (UDP). The UDP was adopted in October 2005 and its policies were automatically saved for three years from this point during the reform of the Planning System. A number of policies within the UDP required an extension to the 'saved' period and some other policies are not being carried forward past the 3 years. However, these unsaved policies still feature in this AMR as they were saved until October 2008 which is partway through the monitoring year. They will not feature in next years AMR (see Table 1).
- 1.3** As part of the new planning system, the LDF needs to be continuously reviewed and revised to ensure that it is kept up to date. This is the purpose of the AMR. The AMR will also monitor the saved policies from the UDP until such time as they are superceded by the Local Development Documents (LDDs). In summary, the main monitoring tasks are;
- To check that the milestones and timetable set out in the Local Development Scheme are being met;
 - The extent to which policies in Local Development Documents and saved UDP policies are being implemented.
- 1.4** As part of this monitoring process a series of indicators have been identified to achieve the tasks above, namely
- **contextual indicators** - set out the wider context of the borough's social, economic, environmental and demographic background against which planning policies and strategies operate.
 - **core output indicators** - a set of nationally defined indicators which have been updated and amended in 2008.
 - **local output indicators**- locally defined set of indicators that monitor the effect of the UDP policies. These are relevant and use data that is readily available.
 - **significant effects indicators** - locally defined indicators linked to the sustainability appraisal objectives and indicators. These are intended to enable a comparison to be made between the predicted effects and the actual effects of policies.









- 1.5** The above indicators will be applied to the policies of the adopted UDP to ascertain whether they are achieving their purpose. As there are over 180 policies in the UDP it has been decided to prioritise which elements of the UDP should be monitored. Several policies are written in a way that does not allow for successful monitoring or there are deficiencies in the data available. The AMR will aim to improve on future data collection and introduce further local indicators in order to ensure a more comprehensive approach to the effectiveness of UDP policies.
- 1.6** A decision was made to not save a number of the UDP policies beyond 15th October 2008. Some of these policies featured in last year's AMR and will feature in this years AMR as the monitoring year runs from April 2008 until March 2009, therefore they were relevant from April 2008 until October 2008. However, as these policies have now been deleted, they will not feature in future AMR reports. These policies are highlighted in the following table.

Topic Area	UDP Policy	Core Indicators and Local Indicators	Performance		
Housing	H1	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 target		
	H3	L1	Windfall Development		
		L31	Supply of Ready to Develop Housing sites (NI159)		
	H3	Housing Assessment Criteria	H3	New and converted dwellings on previously developed land	
			L2	Housing Mix	
	H5	Affordable Housing	H5	Gross affordable housing completions	

Topic Area	UDP Policy	Core Indicators and Local Indicators	Performance	
	H6	Housing Density		
	DD1	Urban Design	?	
	H7	Traveller's Accommodation		
	EE1	Key Industrial Areas and Development Sites Local Employment Areas Existing Employment Uses Office Development	Total amount of additional employment floorspace (gross + net)	
	EE2		Total amount of employment floorspace on previously developed land – by type	
	EE3		Employment land available – by type	
	EE4			
Centres and Retail	CR1	Hierarchy of Centres		
	CR4	Protected Frontages		
	CR2	Expansion of Centres Edge of Centre and out of Centre Development Retail (A3) Uses and Amusement arcades	Total amount of floorspace for 'town centre uses'	
	CR9 CR11			

Topic Area	UDP Policy	Core Indicators and Local Indicators	Performance	
Access and Movement	AM1	An Integrated, Safe, Sustainable and Accessible Transport Strategy	L7 The percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major retail centre.	
	AM4	Road Improvements	L8 Number of road improvements/emergency works undertaken over the monitoring year.	
	AM5	Bus Provision	L9 Inbound and outbound trips made to Dudley and Brierley Hill town centres by bus.	
	AM6	The Midland Metro	L10 To protect the route of the Metro Line 3	
	AM7	Passenger Rail	L11 Amount of new and unused lines brought into service	
	AM9	Interchanges	L12 Number of interchanges completed/improved.	
	AM11	Cycling	L13 To protect existing cycleways and improve accessibility through further provision.	
	AM13	Public Rights of Way	L14 Number of new rights of way.	
	AM14	Parking	L15 Percentage of new residential development complying with the council's car parking standards.	?
	CR12	Car Parking in Centres	L16 Publicly available long stay car parking spaces in the borough's main town centres.	

Topic Area	UDP Policy	Core Indicators and Local Indicators	Performance
Nature Conservation	AM16	Travel Plans L17	Number of employees in organisations with travel plans. ☺
	DD10 NC4 NC5	Nature Conservation and Development Nature Reserves and Sites of Importance for Nature Conservation Sites of Local Importance for Nature Conservation E2	Change in areas of biodiversity importance ☹
	NC1	Biodiversity L18	The extent of Biodiversity Action Plan (BAP) priority grassland habitat type. ☺
	NC2	Special Areas of Conservation and Sites of Special Scientific Interest (SSSI) L19	Change in condition of Sites of Special Scientific Interest ☺
Historic Environment		L20	Current level of protection granted by the planning system to the ancient woodland resource. ☺
	NC10	The Urban Forest L32	Protection of Biodiversity Action Plan ponds ☹
	HE1 HE2 HE3	Local Character and Distinctiveness Landscape Heritage Areas Castle Hill Special Landscape Heritage Area L21	"Local Area Character Appraisals" as set out in Policy HE1 and the Historic Environment SPD, are carried out for all relevant Development Plan Documents (e.g., Area Action Plans). ☺

Topic Area	UDP Policy	Core Indicators and Local Indicators	Performance	
	HE4 HE5 HE6	Conservation Areas Buildings of Local Historic Importance Listed Buildings	L22 Protection of Conservation Areas and buildings listed as of historic or architectural interest.	
	HE7	Canals	L23 Planning Obligations SPD utilised effectively to achieve canal side developments providing public realm investment on the canal side/towpath.	
	HE8	Archaeology and information	L24 Developers comply with all requests for further information to be supplied in relation to development proposals affecting the Historic Environment.	
	HE9	Scheduled ancient Monuments (SAMs)	L25 Applications granted for development that would adversely affect a Scheduled Ancient Monument in the monitoring year.	
	HE10 HE11	Sites of Regional Importance Archaeology and Preservation	L26 Planning permissions determined requiring archaeological investigation and recording as condition of consent or other mitigation to protect archaeological remains.	
	SO1	Green Belt	L27 Number of developments which compromise the open nature of the green belt.	
	LR1	Open Space	L28 The percentage of eligible open spaces managed to Green Flag award standard.	
	LR5 LR6	Playing Fields Protection of sport and recreation facilities	L33 The number of existing outdoor sports and recreational green spaces lost to development.	

Topic Area	UDP Policy		Core Indicators and Local Indicators		Performance
Environmental Protection, Energy and Waste	DD8	Provision of open space, sport and recreation facilities			
	S15	Sport, Leisure and Recreation			
	LR3	Children's Play Areas	L29	The number of publicly accessible, equipped children's play areas and major sports facilities which have been lost to redevelopment.	😊
	LR7	Major Sports Facilities	L34	The number of major sports facilities which have been lost to development	😊
	LR9	Allotments	L35	The number of allotments which have been lost to development	😊
	EP3	Water Protection	E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	😊
	EP4	Development in Floodplains			
	EP5	Air Quality	L30	Annual mean nitrogen dioxide concentrations.	?
	S6	Waste and Energy	W1	Capacity of new waste management facilities by waste planning authority	😊
	EP8	Waste and Development			
EP9	Waste Management Facilities	W2	Amount of municipal waste arising, and management by type by waste planning authority	😊	
EP10	Renewable Energy	E3	Renewable energy generation	😊	





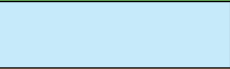






Topic Area	UDP Policy		Core Indicators and Local Indicators		Performance
Minerals	M1	Minerals	M1	Production of primary land won aggregates by mineral planning authority	
	M2	Minerals and After use			
	M4	Opencast Coal Workings	M2	Production of secondary and recycled aggregates by mineral planning authority	
	M3	Secondary Aggregates			
Community Involvement	Dudley Statement of Community Involvement		L31	The extent to which community involvement undertaken on the preparation of the LDF is in accordance with the Dudley SCI	
			L32	Assessment of the effectiveness of the community involvement undertaken on planning applications and consideration as to whether it was in accordance with the Dudley SCI.	

Table 1 Core and Local Output Indicators

Key to colours	
	Core Indicators
	Local Indicators
	Unsaved Policies (will not be included in next years AMR)

Key to symbols	
	Policy aims being met / being implemented
	Policy aims being partially met / progress being made on implementing policy
	Policy aims not being met
	Insufficient data to make an assessment at this stage

2 Contextual indicators

Contextual Indicators

- 2.1** Dudley is a large metropolitan borough council (38 square miles), located to the west of the West Midland conurbation. The Borough is located 9 miles west of Birmingham and 6 miles south of Wolverhampton. To the west and south lie the rural areas of South Staffordshire and Worcestershire. Despite the borough's predominantly urban character, an estimated 25% of the Borough consists of open space, including approx 1700 hectares of Green Belt, which contribute to its environmental quality and attractiveness.
- 2.2** Rather than being dominated by one major centre, Dudley is composed of a number of small townships, each having its own identity and culture. The main town centres are Dudley itself, Stourbridge in the south-west and Halesowen to the south-east. It has long been the Council's aspiration to capitalise on the retail regeneration opportunities of the Merry Hill shopping centre and therefore has established Brierley Hill (incorporating the Merry Hill centre, Brierley Hill High Street and the Waterfront) as the Borough's new strategic centre through the review of the Regional Spatial Strategy.



Source: Ordnance Survey
Produced by: NL, 18/10/2007, Strategic Research & Intelligence Team, Dudley M.B.C.
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Map 1 Location of Dudley in the West Midlands and UK

Demographic Profile

2.3 According to the 2001 Census, Dudley has a population of 305,155. The 2008 mid-year estimate is 306,500. The latest population estimate for Dudley is the highest of the Black Country Boroughs, showing a population increase.

- There has been an increase of ethnic minorities in the Dudley Borough from 8.4% in 2006 to 8.7% in 2008. This coincides with the population increase of the Borough.
- Dudley has experienced an increase in ageing population for example, people aged 85+ has increased from 12,300 in 2001 to 14,100 in 2008 (Mid-Year Population Estimates, ONS).
- A breakdown by age groups can be found in Appendix 2.

Economic Profile

2.4 Please see Economic Profile in Appendix 2 which contains economic indicators for the Borough, along with regional and national trends. In summary:

- Between 2006 and 2007 the employment sectors in Dudley followed national and regional trends with a slight decrease in manufacturing and a slight increase in public administration and finance sectors.
- Average median gross earnings per year of full time employees in Dudley was £21,503 in 2008, which is below the Black Country average and £4,000 below the national average.
- The percentage of residence-based working age population claiming job seekers allowance in Dudley has increased between July 2008 and July 2009 from 3.1% to 5.8%. It is however; lower than both the Black Country and the West Midlands which are both 7.0%.
- Long-term claimant unemployment data between July 2008 and July 2009 demonstrates a drop in Dudley from 12.9% to 10.2% but is still higher than the Black Country as a whole.
- New VAT registered business stock steadily increased from 2005 (45.1%) to 2007 (50.6%). This growth rate is lower than the national and regional average but is higher than that of the Black Country. Business survival rates have also steadily increased from 2004 (94.1%) to 2006 (96.9%), which is higher than the national average. However due to the economic climate, 2008/2009 figures will probably show that new business births and survival rates will be significantly lower nationally.

Housing Profile

2.5 Please see Housing Profile in Appendix 2 which contains housing indicator for the Borough, along with regional and national trends. In summary:

- There were 131,976 dwellings in Dudley in 2008, up 512 on previous years. The vacancy rate of 2.9% is the lowest in the Black Country.

- Dudley has a higher proportion of detached and semi-detached homes and a lower proportion of flats when compared both regionally & nationally.
- Home ownership is a tenure which is aspired to by many. Within Dudley, the most common type of tenure is owner occupied and private rented stock which accounted for 79.5% of dwellings in 2008 - higher than both the Black Country as a whole and the West Midlands
- Housing affordability remains an issue for those on lower incomes and smaller households. The average house price in Dudley was £146,500 in 2008, a decrease of £5,489 since 2007 and is the largest drop in the Black Country. This however, is contributed by the current economic climate and the national fall in house prices.
- Dudley fares well with regard to unfit housing stock, as the proportion is below the national average and well below the Black Country average. The quality of public sector housing has notably improved over the previous years through the Decent Homes Standard.

Transport Profile

2.6 Please see Transport Profile in the Appendix which provides statistical information on transport and travel for Dudley residents, along with regional and national trends. In summary:

- There is still a heavy reliance on the car as a usual method of transport in Dudley compared with elsewhere in the Black Country, regionally and nationally according to the 2001 census.
- Alternative modes of transport need to be promoted to reduce Dudley's contribution to climate change.
- Bus use amongst residents in the Dudley Borough is higher than the national average but is lower when compared with the other Black Country Boroughs. The use of public transport needs to be increased, and this can be achieved by ensuring that housing development occurs in areas well served by public transport.
- Reliance on the private car needs to be reduced, by encouraging mixed use development comprising of housing and commercial development.

2.7 As the source of this information is based on the 2001 Census on travel to work patterns and distance travelled there are no contextual trends for transport in the AMR, a shorter distance to work is regarded as more sustainable and should be promoted.

Socio-cultural Profile

2.8 Please see Socio-Cultural Profile in the Appendix which provides statistical information on life expectancy, health and crime indicators for Dudley, along with regional and national trends. In summary:

- Life expectancy levels in Dudley are comparable with national averages, and are slightly higher when compared to the other Black Country boroughs being 77.0 for males and 81.6 for females.
- Where figures relate to the positive perception of health, 65.8% of residents in Dudley perceived their health as 'good'.
- The percentage of children in reception year who are obese in Dudley is 11.4%, which is higher than the national average.
- Crime rates in the Borough are low when compared to regional statistics and other boroughs, being 65.8 crimes per 1,000 of the population. This is a drop of 8.3 on the previous year (2007-2008) and is well below the rate for the other three Black Country authorities. Crime can be further minimised by ensuring that routes, as part of new developments, are overlooked and well lit.
- The percentage of 15 year olds achieving 5 or more GCSE's (and equivalent) Grades A*-C Including English and Maths rose to 46.9% which is higher than the other Black Country authorities and is improving at a faster rate than national trends.

3 Local Development Scheme

- 3.1** This section of the Annual Monitoring Report (AMR) looks at that Dudley Council has made in producing the documents that make up the Local Development Framework during the period April 1st 2008 to March 31st 2009. Progress is measured against the milestones set out in the Local Development Scheme (LDS).
- 3.2** Dudley Council's current LDS came into effect on 13th February 2008. The Local Development Scheme sets out a timetable for the planning documents that Dudley MBC are going to produce over the next three years, what status they have (i.e whether they are a Development Plan Document (DPD) or a Supplementary Planning Document) and what the key milestones are in their production. Dudley MBC's Local Development Scheme is available at www.dudley.gov.uk






Local Development Document	Progress Made	Targets Met
The Core Strategy for the Black Country	The JCS is being produced in line with the LDS (August 2009)	
Brierley Hill Area Action Plan (BHAAP)	The AAP is being produced in line with the LDS in parallel to the JCS	
Stourbridge Area Action Plan (SAAP)	The work on this DPD has been delayed as a result of the delay in the JCS timetable and will be out to consultation in early 2010.	
Halesowen Area Action Plan (HAAP)	The work on this DPD was also delayed as a result of the slippage in the JCS timetable but is rescheduled to commence before the end of 2009.	
Development Strategy Development Plan Document	The work on this DPD was also delayed as a result of the delay in the JCS timetable, but work began in Spring 2009 with Options document due in April 2010.	

Table 3 Progress on the Local Development Documents

- 3.3** Prior to the end of the monitoring year Dudley MBC recognised that there has been slippage on the number of documents and sought to revise the LDS. This revision was also intended to take account of the changes to the plan making process enacted through the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. A revised LDS was submitted to the Government Office for the West Midlands in February 2009. Negotiations related to the precise timing of the examination for the Brierley Hill AAP in the context of the Core Strategy examination timetable meant that a further revision to the LDS was necessary. As such, the timetable that the local authority were working to during much of the 2008-2009 monitoring year was not brought into effect until the 2009-2010 monitoring year.

Implications for the Future

- 3.4** Dudley MBC has met all its targets set out in the LDS for producing various DPD documents. The current LDS has been updated to reflect:
- Changes made to regulations set out in the Town and Country Planning (Local Development) (England)
 - To take into account the timetable for the JCS for the Black Country.
 - To amend the timetables for the Brierley Hill AAP, Halesowen AAP, Stourbridge AAP and Development Strategy DPD as a consequence of the delay in the JCS.
 - To amend the timetable for any SPD that was programmed to support new LDD's and to coincide with their new timetables wherever necessary
- 3.5** During the year 2009/10 the policy team will maintain progress delivering the LDS and providing a framework on which to base regeneration opportunities. The key documents to start delivering this year are the Halesowen AAP and Stourbridge AAP.

4 Centres and Retail

Objective

To facilitate and promote sustainable development and inclusive patterns of development, to create safe, liveable and mixed communities with good access to jobs and key services for all members of the community.

- 4.1** Planning Policy Statement 1 (PPS1), 'Delivering Sustainable Development' (2005) sets out the Government's overarching planning policies for sustainable development and Local Planning Authorities should aim to achieve the objective above through the implementation of appropriate sustainable development policies. Regarding town centres, the Government's aim is to promote lively and viable towns by focusing development in existing centres in order to strengthen and where appropriate, regenerate them.
- 4.2** National planning guidance is set out in Planning Policy Statement 6 (PPS6) 'Planning for Town Centres' (2005) and the emerging draft PPS4 "Planning for Prosperous Economies" (2009). The guidance reinforces the importance of locating new retail, office and leisure developments in existing centres, or on the edge of existing centres, in order to promote and support viable town centres, to promote more sustainable forms of land use and to stimulate and encourage positive town centre regeneration. The Regional Spatial Strategy for the West Midlands (RSS) also advocates the importance of maintaining the vitality of town centres. Chapter 7 in the RSS states how town and city centres are at the heart of communities throughout the Region and their future health and attractiveness will be a major determinant of the quality of life for everyone. Policies PA11 to PA13 together with UR1A, UR1C, UR1D and UR3 within the RSS address the key strategic issues affecting town and city centres and the location of development.

UDP Policy CR1, Hierarchy of Centres

Local Output Indicator L4 - Amount of completed retail, office and leisure development in centres broken down by the retail hierarchy.



Targets

- 4.3** There is no quantifiable target set in the UDP.

Policy PA11 (RSS) requires that Brierley Hill (along with other strategic centres) will be the focus for;

- major retail developments (i.e. those of more than 10,000m² gross floorspace)

- uses which attract large numbers of people including major cultural, tourist, social and community venues
- large scale leisure and office (Class B1a) developments (i.e. those of 5,000m2 or more gross floorspace)

Key Data

4.4 Policy PA11A 'Brierley Hill and Dudley' confirms Brierley Hill as the new strategic centre for Dudley Borough, and Dudley town centre as maintaining an important role for heritage and local culture. Future development at Brierley Hill will be guided by the emerging Area Action Plan (AAP) which will provide a clear framework for phased development. Policy PA11A sets out the conditions that will need to be satisfied before additional comparison retail floorspace comes into operation in the centre. Thereafter, any further retail expansion will be subject to monitoring and review of the Brierley Hill AAP and the Black Country Joint Core Strategy. The following table sets out the gain in floorspace for retail, office and leisure developments within the Borough's centres. (The table does not include all use classes which are appropriate in town centres as the Core Output Indicators guidance requires only A1, A2, B1a and D2.)

Gain in Floorspace (sqm) for Retail, Office and Leisure Developments in the Borough's Centres (08 - 09)					
	Strategic Centre	Town Centre	District Centre	Local Centre	Total Gain
A1 Retail	0	1316 sqm	98 sqm	65 sqm	1479 sqm
A2 Financial	0	0	0	0	0
B1a Offices	0	0	0	0	0
D2 Leisure	0	0	0	0	0
Total Gain	0	1316 sqm	98 sqm	65 sqm	1479 sqm

4.5 As part of the Joint Core Strategy a review of the hierarchy of centres has been carried out to determine how development should be managed between different centres and different levels in the centres hierarchy.


4.6 In regards to Brierley Hill, the local indicator and UDP Policy CR1 do not apply until the AAP is adopted and the other RSS conditions regarding comparison retail floorspace and the introduction of a car parking management regime are met. The A1 retail development in the town centres is attributed to the expansion of two existing retail units in the Halesowen Cornbow Shopping Centre, and one small scale expansion in Stourbridge town centre, bringing the total gain in floorspace to 1316

sqm. The district centre of Lye had one new retail unit totalling 98 sqm and the local centre of Wall Heath also had one new retail unit of 65 sqm floorspace. One new A1 retail use in Stourbridge resulted in no gain in floorspace as it was a change of use without expansion.

Conclusions and further action

4.7 For the moment, it appears that most developments are occurring in line with policy. We would expect there to be a rise in the number of completed developments in the centres when the economy takes an upturn. The Brierley Hill AAP is scheduled for adoption in July 2011. Future regeneration and development of two of the other town centres in the Borough, Stourbridge and Halesowen, will be guided by their respective Area Action Plans. Dudley town centre development is guided by the Area Development Framework and New Heritage Regeneration, an arms length company, are working with the Council to deliver many of the significant projects within Dudley Town Centre.

UDP Policies: CR2 Expansion of Centres, CR9 Edge-of-Centre and Out-of-Centre Development, CR11 Retail (A3) Uses and Amusement Arcades

Core Output Indicator BD4 - Total amount of floorspace for 'town centre uses'	
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Targets

- 4.8** The UDP sets targets of;
- Approx 15,000 sqm comparison floorspace for Dudley town centre
 - Approx 4,500 sqm comparison floorspace for both Stourbridge and Halesowen town centres
 - Over 2,300 sqm convenience floorspace at King Street/Flood Street, Dudley and similarly at St. John's Ring Road, Stourbridge

Key Data

4.9 Although not quantifiable, the UDP also states that town centre uses will only be permitted in out-of-centre locations where the PPS6 tests have been met.

Policy PA13 in the RSS requires that;

- No further large-scale (10,000m² gross) out-of-centre retail developments or extensions to existing developments will be required during the period covered by this RSS.
- No existing out-of-centre developments should be redefined as town centres.

4.10 The targets set in the UDP for comparison and convenience retail provision have not yet been met although it is envisaged that the AAPs will help deliver retail provision in Halesowen and Stourbridge, and that New Heritage Regeneration will deliver further retail in Dudley town centre in the near future.

4.11 The following table shows the completed retail, office and leisure developments across the Borough in out-of-centre locations and includes the completions within centres for comparison.

Completed retail, office and leisure developments in and out of centre in the monitoring year			
Use Class		Out-of-Centre	In Centre
A1 Retail	No. Of Completions	2	6
	Floorspace gain (sqm)	295 sqm	1479 sqm
A2 Financial	No. Of Completions	0	0
	Floorspace gain (sqm)	0	0
B1a Offices	No. Of Completions	0	0
	Floorspace gain (sqm)	0	0
D2 Leisure	No. Of Completions	4	0
	Floorspace gain (sqm)	652 sqm	0


4.12 During the monitoring year the majority of retail development occurred in towns and local centres. The main gains were made at the Cornbow Centre in Halesowen where a comprehensive redevelopment scheme was completed in December 2008. This involved a new bus station, an enlarged Asda store and further retail units.

Conclusion and further action

4.13 The policies are effective at present and are in compliance with national policy. The hierarchy of centres in the borough are being amended through the Black Country Core Strategy, with Brierley Hill becoming the Strategic Centre and Dudley being

downgraded to a Town Centre with the emphasis on leisure, culture and tourism. The Brierley Hill Area Action Plan will have its own statutory framework in place to be implemented once the plan has been adopted.

UDP Policy: CR4 Protected Frontages

Local Output Indicator L5 Protected Frontages.	
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Targets

- 4.14** 65% of all units in the core areas of Dudley, Halesowen and Stourbridge should be Retail (A1)
- 4.15** 50% of all units in the Borough's district and local centres should be Retail (A1)

Key Data

- 4.16** The Protected Frontages policy seeks to ensure a wide range of convenience and comparison shopping goods within the Borough's town, district and local shopping centres.
- 4.17** In the town centres of Dudley and Halesowen the policy is being effectively applied with 80% and 73% of their protected frontage properties respectively being A1 retail use. Stourbridge has dropped to 62% in the monitoring year due mainly to the increase in the number of vacant units. Figure 1 shows that some of the local centres are below the 50% proportion of A1 uses, Cradley being an example with a vacancy rate of 25%.

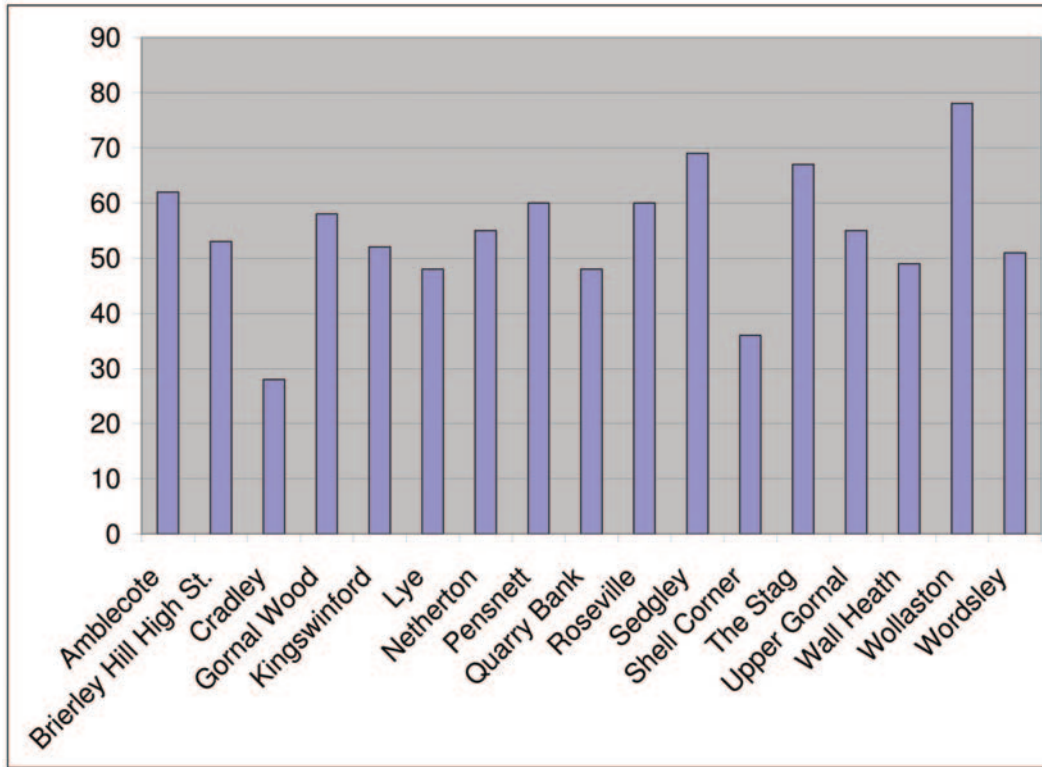


Figure 1 Retail representation in local centre protected frontages by percent, 2009

Conclusion and further action

4.18 While the policy is being successfully applied to the majority of the borough's centres, there are examples where non A class uses and high vacancy rates occur. This can affect the vitality and viability of the centres concerned and a more proactive approach is necessary to bring vacant units back into effective use.

5 Housing


Objective

The provision of housing that is accessible and meets the needs of the Borough's residents is essential to enable people to make real choices about their homes. The objective of housing policy at both regional and local levels is to meet the housing requirements of the whole community by providing land for a sufficient quantity of new homes to be built, and by ensuring greater choice of housing, including affordable housing.

- 5.1** In line with Planning Policy Statement 3 (PPS3): Housing the Council adopts the plan, monitor and manage approach to the allocation of housing development in order to both monitor levels of provision and meet the requirements of the Regional Spatial Strategy (RSS) for the West Midlands.
- 5.2** Regular monitoring and review of Dudley's housing delivery performance through the AMR is key to achieving the outcomes set out above and the requirements of the RSS.

UDP Policy H1 New Housing Development

Core Output Indicators

H1: Plan period and housing targets	
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Indicator	Start of Plan Period	End of Plan Period	Total Housing Required (Net)	Source of Plan Target
H1 (a)	2001	2021	13550	RPG11 Adopted 2004
H1 (b)	2006	2026	15750 ⁽¹⁾	WMRSS Phase 2 Revision Panel Report (September 2009)
H1 (C)	2006	2026	16127 ⁽²⁾	Joint Core Strategy for the Black Country. Preferred Options Report March 2008.

1. The emerging RSS Phase 2 Panel Report identifies a target for the Black Country as a whole - 63000 (Net). The figure provided is the Black Country figure divided by 4 (as there are 4 Black Country authorities.)

2. The Black Country Joint Core Strategy identifies net housing figures for each of the Black Country authorities, which supports the RSS Black Country target.

H2 (a) Net additional dwellings-previous years	
H2 (b) Net additional dwellings-for the reporting year	
H2 (c) Net additional dwellings-in future years	
H2 (d) Managed delivery target	

Key Data

- 5.3** As required by the government, Dudley Council undertakes a yearly review of housing figures in order to measure the rate of housing development within the Borough. These figures are assessed against housing targets set by the Regional Assembly (shown above) to meet the current and future housing needs of the Borough.

Year	Completions (Gross)	Demolitions	Completions (Net) ⁽¹⁾
2001/2002	404	178	226
2002/2003	523	338	185
2003/2004	445	22	423
2004/2005	574	23	551
2005/2006	505	5	500
2006/2007	781	21 ⁽²⁾	760
2007/2008	582	40	542
2008/2009	673	10	687
TOTAL	4487	637	3874

Net Completions 2001-2009

1. Please note that net completions refer to the number of new dwellings built and new dwellings gained from conversions, minus dwellings demolished and dwellings lost from conversion.
2. Demolition figures from 2006/2007 onwards are inclusive of conversion losses.

Housing Trajectory

Performance "calculator" for 2006-26

Please type in the total RSS preferred option target for the period 2006-26

16,127

In the table below, please type in the actual annual net completions for 2006/07 to 2008/09, and the projected annual net completions for 2009/10 to 2025/26.

	Yr 1 2006/07	Yr 2 2007/08	Yr 3 2008/09	Yr 4 2009/10	Yr 5 2010/11	Yr 6 2011/12	Yr 7 2012/13	Yr 8 2013/14	Yr 9 2014/15	Yr 10 2015/16	Yr 11 2016/17	Yr 12 2017/18	Yr 13 2018/19	Yr 14 2019/20	Yr 15 2020/21	Yr 16 2021/22	Yr 17 2022/23	Yr 18 2023/24	Yr 19 2024/25	Yr 20 2025/26		
Actual dwellings completed (net)	760	542	687																			
Projected completions (net)																						
Cumulative completions	760	1,302	1,989	2,639	3,389	4,289	5,339	6,439	7,539	8,639	9,639	10,559	11,359	12,109	12,859	13,609	14,259	14,909	15,559	16,127	16,127	
Target	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	806	
Cumulative target	806	1,613	2,419	3,225	4,032	4,838	5,644	6,451	7,257	8,064	8,870	9,676	10,483	11,289	12,095	12,902	13,708	14,514	15,321	16,127	16,127	
Monitor - difference between cumulative completions and cumulative target to date	-46	-311	-430	-586	-643	-549	-305	-12	282	575	769	883	876	820	764	707	551	395	238	0	0	
Managed Delivery Target - What remains to be completed to achieve the overall RSS target annually for each of the number of the years of the plan period remaining	809	824	832	843	849	846	830	807	781	749	721	696	681	670	654	630	623	609	568			
Number of years left in plan	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0		

Please note that cell Z15 does not need to be filled in, because this is the end year of the plan period.

Housing Trajectory

5.4 The Housing Trajectory shown in both the table and chart below shows the projected residential completion rates from 2009-2026 based on the Joint Core Strategy Preferred Option net housing figure of 16127. As this figure is from 2006-2026, the projected completion rates account for the housing completions from 2006-2009. The projected completions have been plotted against the both the target and Managed Delivery Target which shows what remains to be completed to achieve the overall RSS target annually for each of the number of years of the plan period remaining.

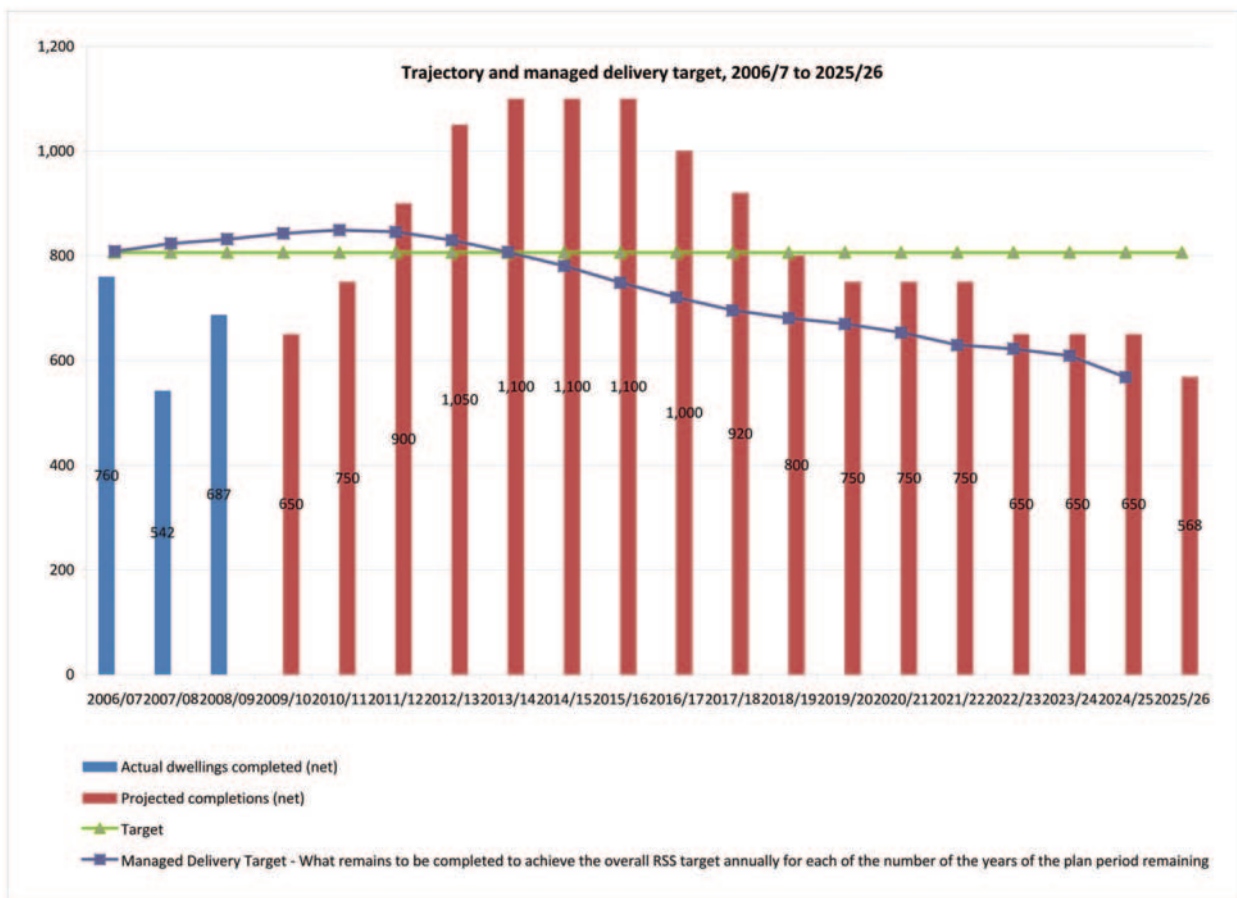


Figure 2 Trajectory and managed delivery target 2006/07 to 2025/26

5.5 The housing trajectory has been calculated taking into account existing housing commitments (those sites with planning permission), housing likely to come forward on employment land in line with the emerging Black Country Joint Core Strategy and most significantly, sites coming forward through the Brierley Hill Area Action Plan for housing.

5.6 The trajectory is skewed towards quite a high completion rate in the period up to 2016 as it is anticipated that over 2000 dwellings in Brierley Hill will be completed by that time along with development on employment land and sites identified through the Strategic Housing Land Availability Assessment (SHLAA). It is anticipated that

the housing market will pick up over time from existing levels, which would have to accelerate to approximately 1100 dwellings per year to compensate for the existing low levels of completion in order to achieve the totals anticipated by 2016.

- 5.7** After 2016, the Managed Delivery Target is set to drop steadily as a result of the high anticipated completion rates exceeding the annual target between 2011-2016 in order to meet the required target set by the RSS.
- 5.8** Between 2009/2010 and 2010/2011 shows a rise in projected completions, in line with the Joint Core Strategy targets compared to the annualised strategic requirement in the adopted RSS, which means that Dudley may exceed its annual RSS targets during this time.
- 5.9** The manage line is designed to ensure that where a projected completion exceeds the yearly annualised total, that the completion rate is balanced in later years to ensure that at the end of the period completions are as close as possible to the annualised strategic allocation. The high management figure for the current monitoring year, is due to the low completion figure last year. The manage line is then set to drop steadily due to the completion figure this year exceeding the strategic allocation and due to high projected completions in line with the Joint Core Strategy until 2011/2012.
- 5.10** As circumstances change, for example in the economy, it is anticipated that the projected completions will be subject to change and therefore Planning Policy will continue to monitor and review the housing trajectory.

Local Indicator: L31- Supply of Ready to Develop Housing Sites (National Indicator 159)	
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Units under construction	530
Other Housing sites with planning permission (i.e. Full, Outline or Reserved matters)	1980
UDP Allocated sites with existing planning permission	1550
TOTAL	4060

Table 6 Housing commitments as at April 2009

- 5.11** The table above shows the total number of additional dwellings that are deliverable for the 5 year period (2009/10-2013/14) (gross). In order to work out the net level of commitments, it is necessary to subtract the number of anticipated demolitions. In line with RPG11 the anticipated demolitions is 670 which when subtracted from the gross figure equals **3390**. The RSS Phase 2 Revision Panel report does not

provide demolition assumptions and therefore an average of 80 demolitions per year has been calculated from previous demolition figures between 2001/2002 and the current monitoring year, resulting in a net figure of **3660**.

- 5.12** Due to existing economic conditions it is assumed that not all of the above commitments will be implemented and therefore a 10% reduction has been applied to the net figures, equalling **3051** in line with RPG11 and **3294** in line with the RSS Phase 2 revision.

Other potential components of supply

- 5.13** The adopted UDP has a windfall allowance of 183 dwellings per annum (915 for period 2009-2014) which can be added to the net commitment figures to give a total of **3966(RPG11) and 4209 (RSS Phase 2 revision) dwellings in the 5 year supply**. In recent years the annual number of windfall completions has far exceeded the windfall allowance figure due to the urban nature of the Borough. However, this approach to include a windfall allowance within the 5 year supply will be revisited once the Strategic Housing Land Availability Assessment (SHLAA) is complete, in line with PPS3.

- 5.14** Supply of Ready to Develop Housing Sites

- 5.15** The formula for National Indicator 159 has been used to determine whether Dudley has a 5 year supply of ready to develop housing sites (Net) for the adopted RSS target, shown in the table below. The table also shows the 5 year supply in line with the emerging Black Country Joint Core Strategy housing target for Dudley of 16127.

	Y-Total housing provision required for the 5 years (Net)	Average Total per annum	X-Total housing that can be built on deliverable sites (Net)	X/Y * 100	Number of years supply
Adopted RSS-RPG11 target	3833 ⁽¹⁾	767	3966	103%	5.2
Emerging Black Country Joint Core Strategy	4450 ⁽²⁾	890	4209	95%	4.7

Table 7 Supply of ready to develop housing sites

- including shortfall as at April 2009 (178 dwellings)
- Based on housing trajectory (Table?)

Implications for the future

Dudley MBC has been meeting its housing requirement and as shown by National Indicator 159, it is anticipated that Dudley should meet its housing requirements over the next 5 years in line with RPG11.

As mentioned, Dudley's housing requirement is currently being reviewed through the Phase 2 revision of the RSS. In order to inform policies and strategies for delivering the level of housing provision required by the RSS within both the emerging Joint Core Strategy and a Development Strategy Development Plan Document for Dudley, the Council is currently in the process of carrying out a Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify sufficient specific **deliverable** sites to deliver housing in 5 years, provide a further supply of specific **developable** sites for years 6-10, and where possible for 11-15 years. This evidence is currently being produced and it is anticipated that once complete will demonstrate further deliverable housing to the 5 year supply.

Local Output Indicator L1-Windfall Development	
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Target

5.16 Policy H1 of the UDP identifies a windfall assumption amounting to 183 new dwellings per annum.

Key data

5.17 The table below sets out what proportion of this year's completions originate from windfall sites.

Type of Development	Actual Number of Completions (Net)	Percentage of Total Completions
Windfall Development (including conversions and change of use)	522	76%
Other, e.g. Allocated sites	165	24%
TOTAL	687	100%

Conclusions and further action

5.18 76% of total completions in the 2008/2009 monitoring year are accounted for windfall development which exceeds the windfall assumption (183 dwellings per annum) set out in Dudley's UDP by 339 dwellings. It is hoped in the future that most housing sites over 0.25 hectares coming forward for development will have been identified by the SHLAA, adding to the 5 year supply. Windfall sites, in future will predominantly be made up of small, infill housing plots.

UDP Policy H3 Housing Assessment Criteria

Core Output Indicator H3 - New and Converted Dwellings on Previously Developed Land	
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Target

- 5.19** To ensure that a minimum of 90% of new completions are on previously developed land.
- 5.20** To determine whether the local planning authority is meeting that aim, we will monitor the number of gross new dwellings being built upon previously developed land (PDL).

Land Type	Number	As %
Previously Developed Land	672	99.9%
Greenfield Land	1	0.2%
Total Completions (Gross)	673	100%

Total Gross Completions on Previously Developed and Greenfield Land-2008/2009.

Conclusions and further action

- 5.21** The data shows that in the current monitoring year Dudley has exceeded the 90% target of new housing on PDL. This indicates that the relevant policies are being successfully implemented and Dudley will aim to sustain meeting this target in future years.

UDP Policy H4 Housing Mix

Local Output Indicator L2 - Housing Mix	
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Target

To provide a mix of dwelling sizes in order to ensure flexibility and movement within the housing stock to meet existing and future household needs.

Key Data

A mix of dwelling sizes is needed to help ensure flexibility and movement within the housing stock and to meet existing and future housing needs. Figures 3 and 4 show the size and type of new dwellings completed in the Borough in 2008/2009.

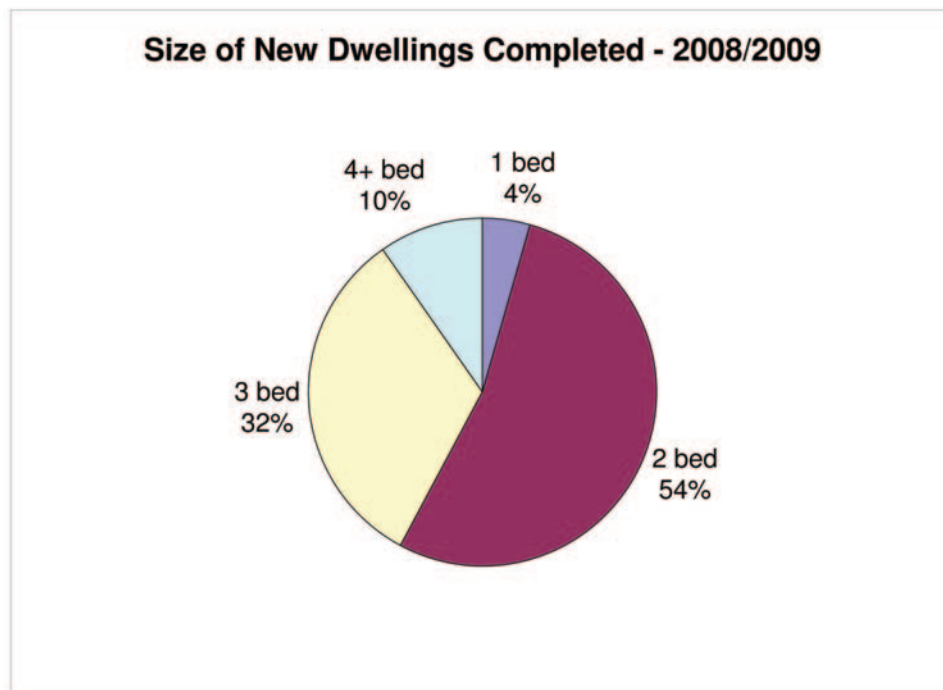


Figure 3 Size of New Dwellings Completed

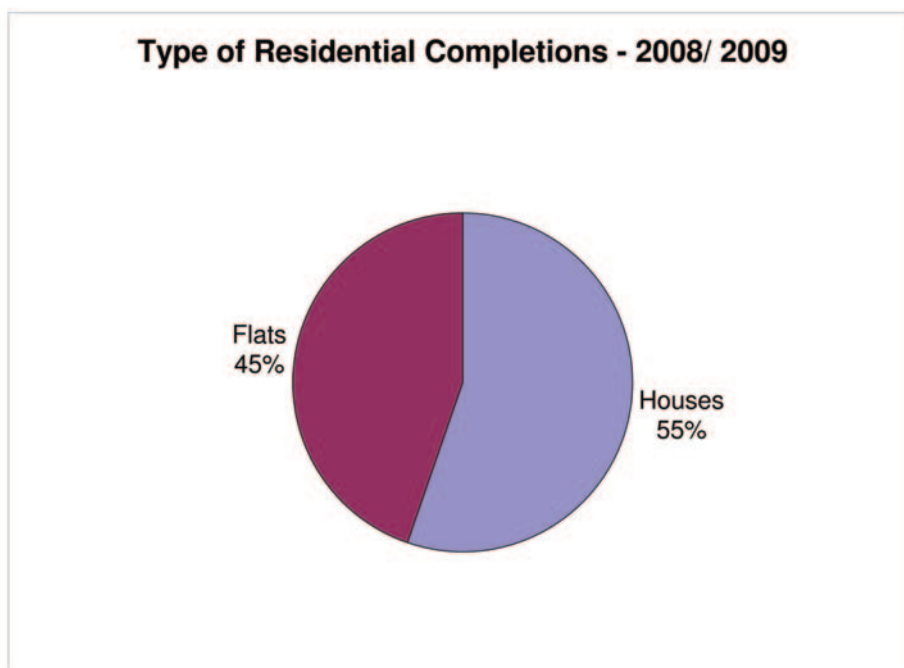



Figure 4 Type of Residential Completions

Conclusions and further action

- 5.22** Figure 3 shows that whilst there is a mix of new dwelling types in the Borough, the dwelling size is dominated by smaller dwellings, in particular two-bed. Action therefore needs to be taken to ensure that the mix of dwellings being completed contributes towards meeting the housing needs of all residents in the Borough, not just those requiring smaller dwellings. Notwithstanding this point, the data shows that a higher proportion of houses have been delivered than flats this year.
- 5.23** The Black Country Joint Core Strategy will be informed by both a sub-regional Housing Market Assessment and Dudley Housing Need Study (June 2006) to ensure that policies within the Core Strategy aim to achieve a balanced mix of housing in the Black Country.

UDP Policy H5 Affordable Housing

Core Output Indicator H5 - Gross affordable housing completions	
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- 5.24** To achieve a supply of housing to help meet the needs of its lower income residents so that their housing needs can be met in the Borough.

Key Data

Tenure	Actual Number of Completions (Gross)	% of Total Completions
Private	473	70%
Affordable Housing delivered through S.106	200	30%
TOTAL (Gross)	673	100%


Affordable Housing Completions 2008/2009

Conclusions and Further Action

- 5.25** Dudley MBC has delivered a total of 200 affordable dwellings for monitoring year 2008/2009 which accounts for a third of the total completions, this is a vast improvement on last years figures.
- 5.26** National Policy Guidance given in PPS3 has brought the threshold for affordable housing for new development down from 25 dwellings to 15 dwellings to reflect the Government's commitment to improving the affordability of housing. This along with

a more co-ordinated approach within Dudley Council to planning obligations, will contribute towards the delivery of higher affordable housing figures in future years. The number of affordable housing completions will continue to be closely monitored to determine trends over time in the rate of completions.

UDP Policy H6 Housing Density

Local Output Indicator L3-Density of New Housing Development	
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Target

5.27 To make full and efficient use of land by establishing the highest possible densities of new residential development, as appropriate in accordance with the most recent national guidance. Currently 30 dwellings per hectare net is used as a national indicative minimum to guide policy development.

Key Data

- 5.28** To determine what densities new homes are being built at, we monitor the percentage of new homes completed at:
1. Less than 30 dwellings per hectare
 2. Between 30 and 50 dwellings per hectare; and
 3. Above 50 dwellings per hectare

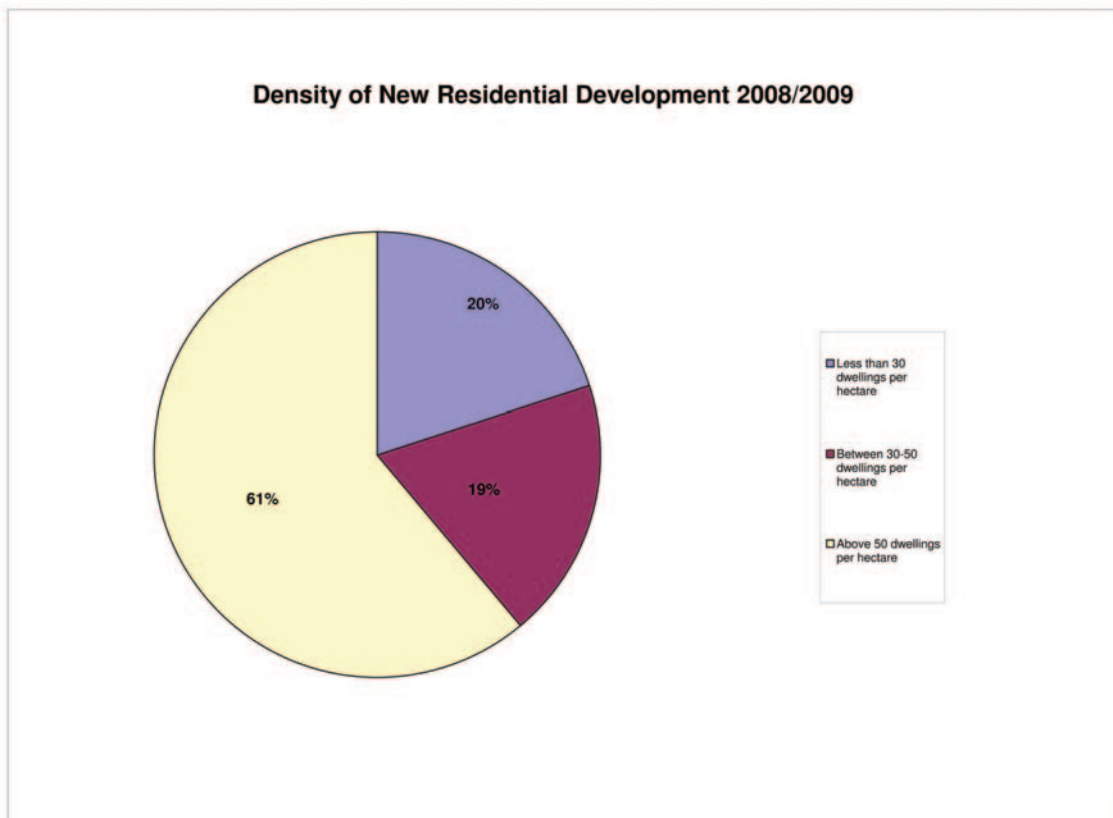


Figure 5 Density of new residential development

Conclusions and further action


5.29 Figure 5 shows that 80% of dwellings completed on 2008/2009 were built at densities of 30 dwellings per hectare (dph) and above, meaning a high proportion of new development has exceeded the 30 dph target. The 20% under 30 dph may be due to a higher amount of single dwelling sites being completed this monitoring year, which tend to be at lower densities. Another factor that can limit density is the need for developments to be in keeping with the character of the surrounding area.

5.30 The density of new housing development will be monitored on a regular basis to ensure high levels of development meet housing density targets.

Core Output Indicator H6 - Housing Quality - Building for Life Assessments	?
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5.31 Data supporting the new core indicator detailed above has not been monitored in the past. A mechanism will need to be put in place for future monitoring.

UDP Policy H7 Traveller's Accommodation

Core Output Indicator H4 - Net additional pitches (Gypsy and Traveller)	
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Target

- 5.32** To make adequate provision for gypsy and traveller accommodation within the borough to meet proven need.

Key data

- 5.33** Policy H7 of the adopted UDP (2005) seeks to ensure that adequate provision is made for permanent and/or transit accommodation for gypsies and travellers in response to proven need for such accommodation. Policy H7 covers both gypsies and travellers and travelling showpeople.
- 5.34** As well as confirming that new or expanded sites need to be in response to proven need, Policy H7 also confirms that new or expanded gypsy and traveller accommodation sites should be located in sustainable locations well-served to essential facilities such as schools and shops. The Policy maintains that proposals for new or expanded sites will not be considered favourably in circumstances where they are located in designated Green Belt, Linear Open Space, Landscape Heritage Areas or in areas of nature conservation significance. Policy H7 was prepared in accordance with national planning guidance set out in the then Circular 1/94 "Gypsy Sites and Planning". This guidance has now been replaced by a new DCLG Circular 01/2006 "Planning for Gypsy and traveller Sites".
- 5.35** For the monitoring period 1st April 2008 to 31st March 2009 there has been no development proposals for gypsy and traveller accommodation granted planning approval.

Conclusions and further action

- 5.36** The Policy is working effectively as no development proposals have taken place within unsustainable and environmentally sensitive locations such as the Green Belt or areas of sensitive green space of designated importance for nature conservation. The Policy is working effectively to ensure that need is being met in a sustainable way by focusing developments within existing and established Gypsy and traveller sites. As part of the West Midlands Regional Spatial Strategy (WMRSS), work has been completed across the Black Country sub-region to identify future pitch requirements for gypsy and travellers for each local planning authority. This work has been completed as part of the sub-regional Black Country led GTAA (Gypsy, Traveller, Accommodation, Assessment). The evidence base provided by the GTAA work will be included into the Black Country Joint Core Strategy (JCS) (the Core

Strategy) which is approaching publication stage during Winter 2009. The GTAA work will have a further positive impact in helping to ensure that the accommodation needs of gypsy and travellers are carefully considered alongside the accommodation needs of the wider community.

H4 - Net additional Pitches (Gypsy and Traveller)

Permanent	Transit	Total
0*	0*	0*

Table 8 Net additional pitches (gypsy and traveller)


*Please note that no new accommodation was created in the monitoring year


6 Employment and Economy

Objective

There is a need to ensure there is sufficient employment land of the right type and in the right place to cater for the needs of both local businesses and inward investment - providing a balanced portfolio of employment land to cater for differing needs. Dudley borough has a limited supply of better quality and accessible industrial land and premises - it is thus important to safeguard this wherever possible. Office land use and development is also recognised as being of increasing importance.

UDP Policies EE1 Key Industrial Areas and Development Sites, EE2 Local Employment Areas, EE3 Existing Employment Uses, EE4 Office Development

Core Output Indicator BD1 - Total amount of additional employment floorspace by type	
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Core Output Indicator BD2 - Total amount of employment floorspace on previously developed land by type	
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Key Data

Core Output Indicator	B1a	B1b	B1c	B2	B8	B1b, B1c, B2 or B8	Total
BD1 - Gross Floorspace m ²	3034	Nil	24	5985	89	11007	20139
BD2 - Gross Floorspace on Previously Developed Land m ² (%)	3034 (100%)	Nil	24 (100%)	5985 (100%)	89 (100%)	11007 (100%)	20139 (100%)
Gross Floorspace on Designated Employment Land - Adopted 2005 UDP Policies EE1, EE2 or UR2, m ² (%)	0	Nil	0	5985	0	11007	16992 (84.4%)

Table 9 Amount of Floorspace Developed for Employment Land Use (m2) - 2009 Monitoring Year

Data Source: Dudley MBC's 2009 Regional Employment Land (RELS) and Office monitoring returns

Conclusions and further action

- 6.1** It should be noted that it is problematic to assess UDP Policy strictly in terms of 'Core Output Indicator BD1 Total amount of additional employment floorspace by type' given that no targets are stated in Dudley's Adopted 2005 UDP in this regard. However it should be noted that the gross employment floorspace developed during the year up to March 2009 represented an increase of 2½ times the figure for the previous year which is particularly significant and encouraging given the current economic situation.
- 6.2** With reference to 'Core Output Indicator BD2 Total amount of employment floorspace on previously developed land by type', it can be seen from the above table that Dudley Council has successfully maintained a sustainable development approach towards locating 100% of development for employment land use on previously-developed land.
- 6.3** Additionally, it can be seen that the Council's Adopted 2005 UDP Policies have been relatively successful in terms of focusing 84.4% of employment development (including B1a office land use) towards sites that are designated and or safeguarded for such land use.
- 6.4** Noting the above paragraphs and on balance, it is considered that no further action is required at the present time regarding Adopted 2005 UDP Policies EE1, EE2, EE3 and EE4.

Core Output Indicator BD3 - Employment Land Available - by Type	
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Key Data

Core Output Indicator	B1a	B1b	B1c	B2	B8	B1b, B1c, B2 or B8	Total
BD3 - Employment Land Ha	7.95	Nil	1.21	0.3	0.21	27.34	37.01
Employment Land on Previously-Developed Land Ha (%)	7.95 (100%)	Nil	1.21 (100%)	0.3 (100%)	0.21 (100%)	27.34 (100%)	37.01 (100%)

Table 10 Amount of Employment Land Available (Hectares) - 2009 Monitoring Year

Data Source: Dudley MBC's 2009 Regional Employment Land returns (RELS) and Planning Policy department's Land Resources monitoring

Year	Employment Land Supply (Ha)	Decrease in Supply from previous year (Ha)
2001	58.11	N/A
2002	54.14	3.97
2003	52.03	2.11
2004	48.27	3.76
2005	44.4	3.87
2006	43.25	1.15
2007	42.68	0.57
2008	42.05	0.63
2009	37.01	5.04

Table 11 Employment Land Supply 2001-2009 (Hectares)

Note that the way in which employment land is monitored was changed by the Government from 2008 onwards - requiring local planning authorities to include any sites with planning permission for employment uses, including for B1a Office land use (i.e. rather than just the Regional Employment Land Survey sites as previously).

Conclusions and further action

- 6.5** It should be noted that it is problematic to assess UDP Policy strictly in terms of 'Core Output Indicator BD3 Employment Land Available by Type' given that no targets are stated in Dudley's Adopted 2005 UDP in this regard.


- 6.6** The first above table identifies that a majority of the Borough's employment land supply is unconstrained in terms of those industrial employment uses considered appropriate – i.e. is available for B1b, B1c, B2 or B8 development.
- 6.7** It can additionally be seen that Dudley Council has successfully maintained a sustainable development approach towards its supply of employment land - 100% of such land being previously developed.
- 6.8** The second above table identifies a year-on-year decreasing supply of employment land in Dudley Borough, including a significant decrease in supply of over 5ha as regards the current monitoring year (April 2008 to March 2009).
- 6.9** There continues to be a shortage of good quality employment land sites in Dudley Borough. The RELS land supply has continued to drop (at an increased rate for 2009), and this, along with a lack of new employment land coming forward, means that the availability of good quality sites remains an issue.
- 6.10** The Council recognises it has a limited supply of good quality accessible industrial land, and relies (in part) on recycling already existing industrial sites/buildings as contributing towards the Borough's portfolio of employment land. Dudley's Adopted 2005 Unitary Development Plan (UDP) protects existing better quality industrial employment areas and sites, whilst also encouraging the regeneration of older industrial areas.
- 6.11** Noting that the emerging Black Country Joint Core Strategy will require an increased need for housing land, it will be important to ensure that sufficient land and premises is safeguarded for employment land use purposes. It will become clearer as to how much employment land should be provided and / or safeguarded as these emerging documents progress towards adoption. For the present and as mentioned above, Dudley's planning policy approach remains to ordinarily safeguard industrial employment areas/premises in accordance with its Adopted 2005 UDP.
- 6.12** Noting the above paragraphs and on balance, it is considered that no further action is required at the present time regarding Adopted 2005 UDP Policies EE1, EE2, EE3 and EE4.

7 Access and Movement

Objective

Establish a balanced transportation network which is not dependant on any one mode or energy source, in particular through the development of an efficient and effective public transport system; through the development of an effective strategic highway network; and by securing the convenient and safe movement of pedestrians, cyclists and the disabled.

UDP Policy AM1 An Integrated, safe, sustainable and accessible transport strategy

<p>Local Indicator L7 – The percentage of new residential development within 30 minutes walking and public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.</p>	
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Target

- 7.1 There is no specific target. This Policy aims to support sustainable modes of travel, traffic management, safety and ensure that new development allows ease of access to services.

Key Data

- 7.2 The provision of easy access to goods, services and markets is central to any strategy for economic revitalisation and the development of an effective transportation system is a crucial element of the local planning framework.
- 7.3 New housing developments should be located in proximity to essential services and be accessible by frequent and effective public transport services. The following table sets out the amount of completed residential units in the borough for 2008 – 2009 and assesses whether they are located within 15 minutes and 30 minutes walking and public transport time from specific facilities. The information has been supplied by the Highways and Transportation Team using a software program known as “Accession”.


Accessibility Indicators for 673 new residential units built in Dudley Borough in 2008-09				
Destination Type	Units within 30mins walk-public transport travel time		Units within 15mins walk-public transport travel time	
	Number	%	Number	%
G.P's	673	100	Not calculated	N/A
Main NHS Hospital	358	53	Not calculated	N/A
Primary Schools	673	100	671	99
Secondary Schools	673	100	534	79
Employment Sites	663	99	Not calculated	N/A
Major Retail Centres	673	100	Not calculated	N/A

7.4 The table shows that this target is generally being met and that the hospital is the main facility that is more than 30 minutes walking or public transport time away from about half of new the residential developments. The table also shows that there are a number of secondary schools further than 15 minutes walk and public transport time from certain new residential development. This is only to be expected as the number of secondary schools in the borough is less than the number of primary schools.

Conclusions and further action

7.5 We will hope to continue monitoring this data in order to show the ease of access to key local services from new residential development.

UDP Policy AM4 Road Improvements

Local Indicator L8 - Number of road improvements / engineering works undertaken over the monitoring year.	
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Target

7.6 No specific target for Dudley. However, road improvements should improve safety, efficiency, traffic management and access and to reduce congestion.

Key Data

7.7 A number of road improvements / engineering works were completed in the 2008/09 financial year including

- Brierley Hill Sustainable Access Network Major Scheme - main elements completed in October 2008 and including the new parallel route to the existing

High Street, new Waterfront Way link road, junction improvements at B4179 Commonside/Bryce Road, B4179 Pensnett Road/Hickman Road and A461 High Street/Bank Street.

- The Halesowen Bus Station and all the associated highway enabling works and traffic management measures were completed in December 2008.


7.8 In addition a Programme of Quick Win junction upgrades have been implemented, including A491 Moss Grove/Stallings Lane, Kingswinford, A491 Market Street/High Street Kingswinford, A491 High Street/Lawnswood Road Wordsley and A4036 Thorns Road/High Street, Quarry Bank.

7.9 A number of engineering improvement works associated with highway structures have been implemented including Parkfield Road Bridge, Stourbridge and Court Street subway, Worcester Road subway and Rock Caverns on Stourbridge Ring Road.

Conclusions and further action

7.10 This policy has been effective during the last twelve months and we will continue to monitor road improvements in future AMRs.

UDP Policy AM5 Bus Provision

Local output indicator L9 - Inbound and outbound trips made to Dudley and Brierley Hill town centres by bus..	
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Target

7.11 No specific target for Dudley

Key Data

7.12 The Local Transport Plan has targets for increased bus patronage for the West Midlands but this is not disaggregated down to local authority levels. The Council produces figures every two years for Dudley town centre and for Brierley Hill. A comprehensive review of bus services across the borough was carried out in 2008 which re-focused a number of services to the Brierley Hill centre. The 2009 surveys will help to assess the impact of the 2008 bus service review. The information below sets out the amount of trips made by bus and private car for the survey years. It can be seen that there has been a slight drop in total trips in the morning peak for both centres since 2002 for Dudley and 2003 for Brierley Hill and that the bus mode share has remained fairly constant.

Total Inbound Person Trips 7:30 - 9:30						
Number of Trips	Year					
	1998	2000	2002	2004	2006	2008
Total Trips	25811	28077	28627	28231	27583	28499
By Car	21815	23801	24455	24045	23604	24270
By Bus	3996	4276	4172	4186	3979	4229
% Bus mode share	15%	15%	15%	15%	14%	15%

Table 13 Dudley Town Centre

Total Inbound Person Trips 7:30 - 9:30				
Number of Trips	Year			
	2001	2003	2005	2007
Total Trips	15846	16102	14501	13827
By Car	13836	14373	12865	12157
By Bus	2010	1729	1636	1670
% Bus mode share	13%	11%	11%	12%

Table 14 Brierley Hill Town Centre


7.13 Further key public transport related initiatives that have been on-going during the monitoring year include the Dudley Bus Service Review led by Centro and National Express West Midlands (mentioned above) which involved a comprehensive review of all bus services across the borough and resulted in a simpler updated bus network and associated timetable with a refocusing of services to the main centre of Brierley Hill.

7.14 In September 2008 Dudley MBC entered into a three year Voluntary Partnership Agreement with Centro and National Express West Midlands for the provision of enhanced bus and passenger services. Delivery of improved bus facilities on five key routes across the borough is ongoing. As part of the development of the Brierley Hill Area Action Plan a Public Transport Strategy has been developed covering both the central and wider Brierley Hill area. This identifies a range of bus priority measures that will be introduced alongside any further development that takes place within the centre.

Conclusions and further action

7.15 Future AMR will continue to provide up-to-date information on these trends.

UDP Policy AM6 The Midland Metro

Local output indicator L10 - To protect the route of the Midland Metro Line 3	
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Target

7.16 No specific target as the Council has no control over the programme concerning Metro provision.


Key Data

7.17 Centro, having received statutory powers in 2005 for the Wednesbury to Brierley Hill extension of the Metro are now pursuing alternative rapid transit solutions. Rapid transit is an urban public transport service that operates at high levels of customer performance, especially with regard to travel times and passenger carrying capacity. It usually operates on specific fixed tracks or with separated and exclusive rights of way according to established schedules along designated routes or lines with specific stops (although Bus Rapid Transit and trams sometimes operate in mixed traffic). Rapid Transit includes heavy rail transit systems ("metro" and "commuter rail"), light rail transit (LRT) and bus rapid transit (BRT) systems.

Conclusions and further action

7.18 The Brierley Hill Area Action Plan will continue to safeguard the route allocated for the proposed Midland Metro extension (Wednesbury-Dudley-Brierley Hill) from development for rapid transit. This area of land will only be developed for alternative uses if rapid transit is not delivered within the requisite period..

UDP Policy AM7 Passenger Rail

Local output indicator L11 - Amount of new and unused lines brought into service.	
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Target

7.19 Increased public transport use in line with LTP2 targets.


Key Data

7.20 Although no unused railway lines have recently been brought into service, it is still the Council's intention to encourage this when it becomes feasible. Therefore, although nothing has recently occurred, the Policy is working in that the Council's intentions are unchanged. Currently Centro are exploring the feasibility of the reintroduction of passenger services alongside freight on the Stourbridge to Walsall freight line and the Council is supportive of this approach.

Conclusions and further action

7.21 The AMR will continue this situation and report on any progress in future years.

UDP Policy AM9 Interchanges

Local output indicator L12 - Number of interchanges completed/improved.	
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Target

7.22 No specific target as the policy aims to support provision and improvement of interchanges between public transport and other modes of public transport.


Key Data

7.23 The Halesowen bus station and all the associated highway enabling works and traffic management measures were completed in December 2008. The Council has been supporting Centro in the development of proposals for new facilities at Stourbridge bus station and rail interchange, A planning application for this scheme was submitted by Centro in July 2009.

Conclusions and further action

7.24 Future new and improved interchanges will be monitored in further AMR reports.

UDP Policy AM11 Cycling

Local Output Indicator L13 – to protect existing cycleways and improve accessibility through further provision	
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Target

7.25 No specific target set for Dudley

Key Data

7.26 In the monitoring year a number of cycle facilities have been introduced across the borough including:


- Trindle Road, Dudley - cycle lanes
- Lodge Lane, Kingswinford - extension of cycle path
- Windsor Road, Halesowen - cycle bypass at road closure
- Redstone Way, Lowet Gornal - cycleway

7.27 In addition new cycle parking facilities have been installed at four of the borough's key centres.

Conclusions and further action

7.28 As far as we are aware, all existing cycleways have been protected and further provision has been made. The policy is working and hopefully further provision will be made in order to increase the level of cycling. Every opportunity should be taken through the planning process to enable this to happen.

UDP Policy AM13 Public Rights of Way

Local output indicator L14 - Number of new rights of way	
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Target

7.29 There is no specific target. The Council will seek to protect and enhance facilities for walkers, cyclists and horse riders.

Key Data

7.30 During 2008 two new footpaths that now form part of the Public Rights of Way network were formally adopted by the Council, namely Cradley Redstone Way and the path linking Littlehill Crescent and Bethesda Gardens.

7.31 The Rights of Way Improvement Plan (ROWIP) was formally adopted by the Council in August 2009. Delivery of the ROWIP will provide a significant contribution towards meeting key Local Transport Plan objectives, particularly in terms of improving accessibility and encouraging more sustainable modes of travel. Furthermore the first phase of a programme of PROW improvements and upgrading works, having been identified and prioritised through the ROWIP consultation exercise, is now being implemented.

7.32 In addition, the Council in partnership with Dudley Primary Care Trust, having been successful in attracting Healthy Towns funding from the Department of Health, is now progressing the "Lets Go Outside" project which aims to get more people more


active more often. The Dudley project will deliver five key family health hubs at main parks around the borough which will be supported by a network of active travel corridors. This will involve the provision of new and improved walking and cycling routes and will certainly result in an overall improvement in the quality of Dudley's PROW network.

Conclusions and further action

- 7.33** Good progress has been made in meeting the aims of this policy and we will continue to monitor it in future AMRs.

UDP Policy AM 14 Parking, Policy CR12 Car Parking and Centres.

Local output indicator L15 – Percentage of non-residential development complying with the Council's car parking standards.	?
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Local output indicator L16 - Publicly available long stay car parking spaces in the Borough's main town centres.	
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Target

- 7.34** To reduce the level of parking in new developments and town centres in order to promote sustainable travel choices and tackle congestion and encourage the change of long stay spaces to short stay spaces.

Key Data

- 7.35** Although no longer a core indicator, Dudley Council will still monitor car parking standards within the four main town centres. The Council has a recently adopted SPD on Parking Standards and Travel Plans which sets out the recommended standards for car parking required within the Borough.

- 7.36** The Table below sets out the figures for publicly available car parking spaces for the main town centres for this monitoring year adjacent to the previous monitoring year and include private parking spaces as well as Council owned car parks.

Town Centre	Council owned Parking Spaces 2009	Private Parking Spaces 2009	Total
Dudley	1588	240	1828
Stourbridge	999	98	1097
Halesowen	600	600	1200
Brierley Hill	267	10522	10789


Town Centre	Council owned Parking Spaces 2009	Private Parking Spaces 2009	Total
Total	3454	11460	14914

Table 15 Car Parking Availability in Town Centres

Conclusions and further action

- 7.37** The new car park being provided as part of the Asda scheme will directly increase the number of publicly available car parking spaces in Halesowen next year.

UDP Policy AM16 Travel Plans

Local output indicator L17 – number of employees in organisations with travel plans	
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Target

- 7.38** The Local Transport Plan sets a target of 8 workplace
- 7.39** Travel Plans per year to be approved, thus a similar approach is adopted in Dudley.

Key Data

- 7.40** The Council may secure the preparation, development, implementation and ongoing operation of a Travel Plan through the use of conditions of planning consent or through the negotiation of a planning obligation. The Parking Standards and Travel Plans SPD sets out a statement which will be included in the list of planning conditions for a development, assuming that it has met the threshold criteria or has been deemed to require a Travel Plan for other reasons, to ensure that a Travel Plan is submitted to the Council for approval.
- 7.41** The tables below set out workplace and schools Travel Plans which have been approved in the last three years. Targets are being met for workplace plans and good progress made on school travel plans.

Year	Actual No of Travel Plans approved	Target No of Travel Plans for approval
2006/07	10	
2007/08	4	
2008/09	8	8

2009/10		6
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Table 16 Workplace Travel Plan Progress

Year	No of TPs	Dudley %	DCSF % including Independent Schools
2004	16	14%	14%
2005	16	29%	28%
2006	19	46%	44%
2007	17	61%	59%
2008	20	79%	77%
2009	14	92%	89%
2010		<i>100% (Target)</i>	

Table 17 School Travel Plan Progress**Conclusions and further action**





- 7.42** In next year's AMR, some of the UDP Access and Movement policies will not be monitored as they were not saved. This particularly relates to AM4 Road Improvements, while policies which we cannot monitor (AM10 Hackney Carriages and AM17 Aviation Facilities) have also been deleted.

8 Nature Conservation

Objective

Text to be added here

UDP Policies: DD10 Nature Conservation and Development, NC1 Biodiversity, NC2 Special Areas of Conservation and Sites of Special Scientific Interest (SSSI), NC4 Local Nature Reserves and Sites of Importance for Nature Conservation, NC5 Sites of Local Importance for Nature Conservation, NC10 The Urban Forest.

Core output indicator E2: Change in areas of biodiversity importance.	
Local output indicator L18: The extent of Biodiversity Action Plan (BAP) priority grassland habitat types.	
Local output indicator L19: Change in condition of Sites of Special Scientific Interest	
Local output indicator L20: Current level of protection granted by the planning system to the ancient woodland resource.	

Target:


8.1 No loss

Key Data:

8.2 Four developments were approved which partly encroached onto designated nature conservation sites. Three involved loss of areas of SLINC and the fourth had a very minor encroachment onto a SINC. No sites were lost in their entirety.

8.3 There were no planning applications approved during this reporting period which encroached upon any Priority Grassland areas within the borough. There were no permissions granted for sites which bordered the borough's Priority Grasslands, which would have had a negative impact upon their ecology.

- 8.4** Again, of the eight in the borough only one SSSI is in Unfavourable status, Turners Hill. This has been assessed by Natural England during this reporting period and has changed from "Unfavourable - recovering" to "Unfavourable - no change". This deterioration in status is reported by Natural England due to trees growing on the geological exposure rather than as a result of adverse development.
- 8.5** There were no planning applications approved during this reporting period which encroached upon any Ancient Woodland areas within the borough. Similarly no permissions were granted for sites which bordered the borough's Ancient Woodlands, which would have a negative impact upon their ecology.

Local input indicator L31: Protection of BAP Priority ponds.	
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Target:

- 8.6** No loss

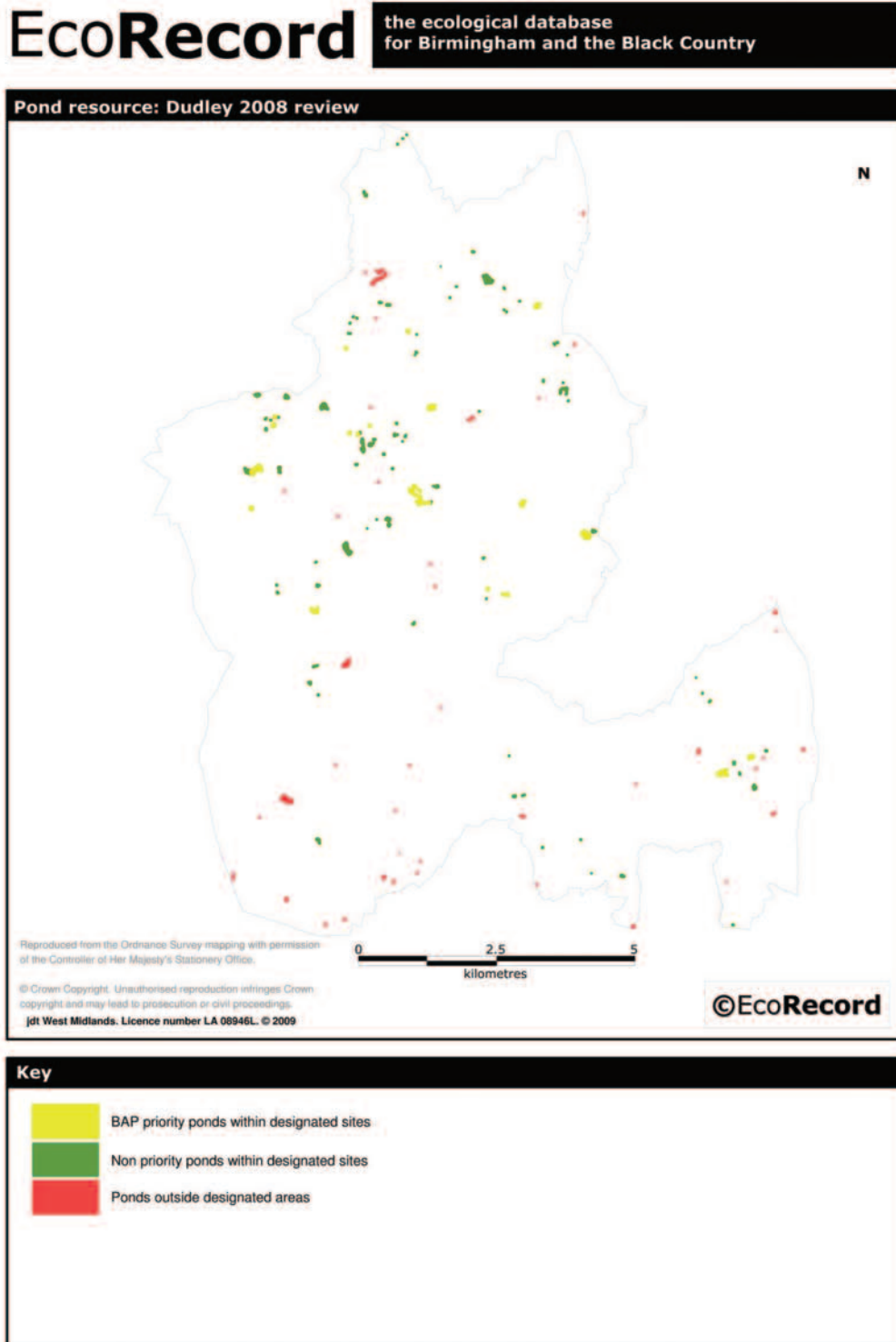
Key Data:

- 8.7** During the reporting period a study was undertaken to determine the presence and status of ponds. Ponds shown on OS MasterMap were compared against recent aerial photography, known species and habitat data and occasionally survey work. The aim of this was to identify ponds which could be described as "Priority" under the national Biodiversity Action Plan and ascertain the current level of protection they receive under nature conservation designations. All of the ponds which were identified as being Priority Ponds within the borough are within designated nature conservation sites.

Total no. Ponds	Total area of ponds	No. of ponds in designated sites	Area of ponds in designated sites	No. of ponds outside designated sites	Area of non-designated ponds	No. of known priority ponds	Area of known priority ponds
214	18.36 ha	149	15.03 ha	65	3.33 ha	32	5.56 ha

Table 18 Breakdown in pond number, area and type within the borough (excluding garden ponds). All Priority Ponds were within designated nature conservation sites.

- 8.8** Additional research will be needed in the future, as resources become available, to look at all the identified ponds to improve this current evidence base. This work would be able to determine, with more accuracy, whether there are any additional ponds which could be classified as Priority Ponds.



Picture 1 Pond distribution in the borough

Conclusion and further action:


- 8.9** Most of our Nature Conservation policies appear to be working well. However one policy, NC5 Sites of Local Importance for Nature Conservation, has not protected some areas of nature conservation value and a reduction in area of biodiversity importance has resulted during this reporting period.

9 Historic Environment

Objective

Conserve the locally distinctive character of the Borough's townscapes and landscapes, conserve and enhance the Borough's local and statutory listed buildings and conservation areas and sites of archaeological or historic interest.

UDP Policies HE1 Local Character and Distinctiveness, HE2 Landscape Heritage Areas, HE3 Castle Hill Special Landscape Heritage Area.

Local Output Indicator L21 “Local Area Character Appraisals”, as set out in Policy HE1 and the Historic Environment SPD, are carried out for all relevant Development Plan Documents (eg Area Action Plans).	
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Target:

- 9.1** All relevant Development Plan Documents (eg Area Action Plans) to have an evidence base informed by the carrying out of “Local Area Character Appraisals” that seek to define local character and distinctiveness and identify significant historic assets.

Key Data:

- 9.2** “Local Area Character Appraisals” seek to define local character and distinctiveness and within that context to identify significant individual historic assets worthy of protection. These are both factors that need to be taken into account when developing planning policies to guide future change in any given area. In relation to the Brierley Hill Area Action Plan the Council has fulfilled these objectives by commissioning the “Brierley Hill Urban Historic Landscape Characterisation” study. An Historic Landscape Characterisation study was completed in 2008-2009 to support the development of the Glass Quarter Supplementary Planning Document. It is now planned to commission similar studies to the same ends as part of the evidence base for both the Stourbridge and Halesowen Area Action Plans.

Conclusions and Further Action

- 9.3** The policies are working and the Council will continue to apply them. The Council has an adopted SPD on Historic Environment which provides advice on the implementation of related policies in the UDP, in particular Policies HE1, HE2 and HE5.

UDP Policies HE4 Conservation Areas, HE5 Buildings of Local Historic Importance, HE6 Listed Buildings.

Local Output Indicator L22 Protection of Conservation Areas and buildings listed as of historic or architectural interest.	
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Targets:

UDP Policy HE4

9.4 An increasing percentage of Conservation Areas with up to date Character Appraisals and Management Proposals;

UDP Policy HE5

9.5 No loss of locally listed buildings without pre-demolition archaeological buildings recording;

UDP Policy HE6

9.6 100% protection of statutorily listed buildings;

Key Data:


9.7 There are 22 Conservation Areas in Dudley, upwards of 350 locally listed buildings and nearly 300 statutorily listed buildings. During the monitoring year 2008 -2009:

- one Character Appraisal with Management Proposals was carried out;
- there were no statutorily listed buildings demolished;
- only one locally listed building was lost without an archaeological record having been made.

Conclusions and Further Action

9.8 The policies are working and the Council will continue to apply them. The Council has an adopted SPD on Historic Environment which provides advice on the implementation of related policies in the UDP, in particular Policies HE1, HE2 and HE5. Lack of statutory protection for locally listed buildings outside conservation areas and ability to demolish them outside the planning system is an issue that cannot be addressed at a local level, change is expected under the Heritage Protection Reform.

UDP Policy HE7 Canals

Local Output Indicator L23 Planning Obligations SPD utilised effectively to achieve canal side developments providing public realm investment on the canal side/ towpath	
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Target:

- 9.9** Increasing public realm investment on the canal side/ towpath as evidenced by increased Planning Obligations contributions.


Key Data:

- 9.10** There are several schemes either approved or in the pipeline which are alongside canals in Dudley but none have reached the implementation stage during the monitoring year 2008 – 2009.

Conclusions and Further Action

- 9.11** The Policy is working through the implementation of the adopted Dudley Canals Strategy and eg the carrying out of canal based Conservation Area Character Appraisals with Management Proposals. Work is in hand with a range of partners to collaborate on a World Heritage Bid for the Black Country Canal Network.

UDP Policy HE8 Archaeology and Information

Local Output Indicator L24 Developers comply with all requests for further information to be supplied in relation to development proposals affecting the Historic Environment.	
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**Target:**

- 9.12** All requests to developers for them to commission further information are 100% complied with.


Key Data:

- 9.13** Policy HE8 requires that where proposed development sites have high Historic Environment potential but the available information about the significance of any remains is judged to be insufficient that Archaeological Desk Based Assessments/Evaluations or other specialist records are commissioned by developers at pre-determination stage. This is in order that planning decisions can be properly informed and suitable measures put in place to avoid or mitigate any negative impacts associated with the development.
- 9.14** During the monitoring year 2008 -2009, 100% of requests for further information were complied with representing;
- 10 Desk Based Assessments; 4 Archaeological Evaluations; 4 Specialist Building Recording Report; and 1 Archaeological Watching Brief Report. All of the information is published and made accessible to all through the Dudley Historic Environment Record (HER).

Conclusions and Further Action

9.15 It is considered that the policy is working and no further action is required.

UDP Policy HE9 Scheduled Ancient Monuments (SAMs).

Local Output Indicator L25 Applications granted for development that would adversely affect a SAM in the monitoring year.	
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Target:

9.16 Zero

Key Data:


9.17 UDP Policy HE 9 states a presumption against development that would adversely affect a SAM or other site of national importance or its’ setting, such that damaging proposals will be resisted and remains preserved “in situ”.

9.18 There were no applications approved that would adversely affect a SAM in the monitoring year 2008-2009.

Conclusions and Further Action

9.19 It is considered that the policy is working and no further action is required.

UDP Policies HE10, HE11 Sites of Regional Importance and Archaeology and Preservation.

Local Output Indicator L26 Planning permissions determined requiring archaeological investigation and recording as condition of consent or other mitigation to protect archaeological remains	
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Target:

9.20 No specific target set for Dudley

Key Data:

9.21 Policies HE 10 and HE11 deal with instances where remains of less than national importance are affected by reasonable development proposals. Where preservation in situ is not feasible and damaging development can be justified negative impacts can nevertheless be mitigated through full archaeological recording and subsequent publication through the Dudley HER to achieve “preservation by record”.

Conclusions and Further Action

- 9.22** It is considered that the policies are working and no further action is required, however, success of these policies entirely depends on the types of applications received, which vary from year to year.


10 Strategic Open Space

Green Belt

Objective

To protect the Green Belt from inappropriate forms of development and enhance and protect the openness of the Green Belt

UDP Policy SO1 Green Belt

Local output Indicator L27 - Number of developments which compromise the open nature of the Green Belt.	
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Target

10.1 Zero

Key Data

- 10.2** Policy SO1 of the adopted UDP (October 2005) sets out to protect and enhance the Green Belt in Dudley in line with national planning guidance set out in Planning Policy Guidance Note 2 (PPG2) (1995) "Green Belts". There is 1,765.93 hectares of land designated as Green Belt in the Borough and the policy follows the national guidelines set out in PPG2 on Green Belts. A local indicator will monitor development proposals in the Green Belt. The criteria chosen for this is any scheme of 5 or more dwellings or any non-residential scheme of 500 square metres or over as these developments will compromise the open nature of the Green Belt.
- 10.3** For the period 1st April 2008 to 31st March 2009 there has been no development proposals (of the type referred to above) granted planning approval within the Green Belt.

Conclusions and further action


- 10.4** The policy is working effectively as there have been no development proposals granted planning approval within the Green Belt of the type referred to above. In addition, there has been no encroachment of development into the open Green Belt around Dudley during the monitoring year.

Open Spaces

Objective

To protect sensitive open space areas within the Borough from inappropriate forms of development. This is especially the case where the open space is important for local distinctiveness and visual amenity, where it provides a facility for outdoor sport and recreation, where it is a green buffer or where it is an area of proven interest for nature conservation and landscape value.


UDP Policy LR1 Open Space

Local Output Indicator L28 - The percentage of eligible open spaces managed to Green Flag award standard.	
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Target

10.5 To achieve one Green Flag standard open space within the borough.

UDP Policies LR5 Playing Fields, LR6 Protection of Sport and Recreation Facilities, DD8 Provision of Open Space, Sport and Recreation Facilities, S15 Sport, Leisure and Recreation

Local Output indicator L33 - The number of existing outdoor sports and recreational green spaces lost to development.	
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Target

10.6 To ensure that sensitive open space areas and outdoor sports green space areas such as playing fields remain protected from inappropriate development.

Key data

10.7 Policy LR1 "Open Space" protects open space areas, both within public and private ownership, which are of value for recreation and children's play, local distinctiveness and visual amenity. Policy LR1 also protects open space areas of value for nature conservation.

10.8 Policy LR5 "Playing Fields" specifically protects playing fields from inappropriate development. The policy encourages the improvement and upgrading of existing playing fields and stresses the need for replacement playing field facilities in circumstances where an existing playing field site is being lost to redevelopment.

Policy LR5 protects both playing field sites within private ownership with restricted public access (e.g. such as school playing fields fenced off from the public and playing fields owned by private sports clubs) and sites within public ownership which have unrestricted public access. Both policies LR1 and LR5 reflect advice set out in Planning Policy Guidance Note 17 (PPG17) (2002) "Planning for Open Space, Sport and Recreation". Policies DD8 "Provision of Open Space, Sport and Recreation Facilities", LR6 "Protection of Sport and Recreation Facilities" and Policy S15 "Sport, Leisure and Recreation" also protect sports facilities including playing fields and other outdoor sports pitches. These policies have the same purpose as Policy LR5.

- 10.9** The award of a Green Flag is a national benchmark standard for parks and green spaces which attain a level of high quality. At present there are no parks or green spaces which come up to the standard required to achieve this although significant efforts are being made through the Liveability Project to target certain sites. The Council has recently adopted its Parks and Green Space Strategy (PPG17 Audit). This document was adopted at Cabinet on the 17th June 2009. In accordance with PPG17 guidance, the purpose of Dudley's Parks and Green Space Strategy (June 2009) is to assess the existing quantity, the current quality, public accessibility level and distribution of the borough's parks and green spaces.
- 10.10** It is difficult to monitor Policy LR1 "Open Space" proposals as a significant pressure within the borough are proposals involving the encroachment and change of use of very small areas of public open space to private residential gardens. This is very difficult and complex to monitor given the very small scale and minor nature of the proposals involved. Development proposals affecting Playing Fields are easier to monitor in comparison.
- 10.11** For the period 1st April 2008 to 31st March 2009 there has been no development proposals granted planning approval on an existing playing field sports pitch.

Conclusions and further action

- 10.12** UDP policies LR5 "Playing Fields", LR6 "Protection of Sport and Recreation Facilities", DD8 "Provision of Open Space, Sport and Recreation Facilities" and Policy S15 "Sport, Leisure and Recreation" are working effectively as there have been no development proposals granted planning approval within the above monitoring period.
- 10.13** The Council is aware that it is not meeting the national core indicator regarding Green Flag standard for open spaces and the Council is doing all it can via the Liveability Project work to address this situation. However, on a positive note, as stated above, the Council now has in place a recently adopted Parks and Green Space Strategy (PPG17 Audit). It is hoped that the adopted Parks and Green Space Strategy (adopted June 2009) alongside the ongoing green space improvements work being completed across the borough by the Liveability Project will have a positive effect in helping the Council to attain a Green Flag Award for one of the borough's parks in the near future.

Children's Play Areas

Objective

To ensure that publicly accessible equipped children's play areas remain protected from inappropriate redevelopment.

UDP Policies LR3 Children's Play Areas and LR4 Young Persons Informal Recreation

Local Output indicator L29 - The number of publicly accessible equipped children's play areas and young peoples outdoor recreational facilities which have been lost to re-development



Target

10.14 Zero

Key data

10.15 Policy LR3 "Children's Play Areas" and LR4 "Young Person's Informal Recreation" protects publicly accessible equipped children's play areas and young people's recreational facilities from inappropriate development and where necessary encourages the improvement of existing equipped children's play areas. Policy LR3 states that where an existing equipped children's play area is lost to redevelopment then it should be replaced to at least the same standard. This policy does not cover equipped children's play are sites located within school play grounds or within the gardens of public houses as these play area facilities are not accessible to the general public. Policy LR4 confirms that provision of outdoor recreational facilities for young persons will be supported in areas of recognised need.

Major Sports Facilities

Objective

To ensure that major sports facilities remain protected from inappropriate re-development.

UDP Policy LR7 Major Sports Facilities

Local Output indicator L34- The number of major sports facilities which have been lost to re-development.



Target**10.16** Zero**Key data**

10.17 Policy LR7 "Major Sports Facilities" specifically protects major sports facilities (both sites with unrestricted public access and private sites with restricted public access) from inappropriate development. It includes major sports facilities that accommodate teams and clubs which operate at a regional and national level such as football grounds/ stadia. Policy LR7 emphasises that in circumstances where a major sports facility site is lost to re-development, then the lost facility should be reinstated should there be demand for it. Policy LR7 reflects advice set out in PPG17 (2002) "Planning for Open Space, Sport and Recreation".

Conclusions and future action

10.18 For the period 1st April 2008 to 31st March 2009 there have been no development proposals granted planning approval which have resulted in the loss of either an existing publicly accessible equipped children's play area, young persons outdoor recreational facility or major sports facility within the borough.

10.19 The Council recognises the value and importance of recreational facilities to the borough. Policies LR3, LR4 and LR7 have been effective and successful in protecting existing sites from inappropriate re-development as no facilities have been lost within the borough during the monitoring period.

Allotments**Objective**

To ensure that existing allotment sites remain protected from inappropriate re-development.

UDP Policy LR9 Allotments

Local output indicator L35 - The number of existing allotment sites which have been lost to re-development.

**Target****10.20** Zero

Key data

10.21 Policy LR9 "Allotments" specifically protects existing allotment sites from inappropriate development. The Policy confirms that the development of allotment areas for other uses will not be allowed if a substantial part of the site is in use, or if there is proven demand for allotments in the area. The Policy supports the establishment of new allotment areas in circumstances where there is proven demand.

Conclusions and future action

10.22 For the period 1st April 2008 to 31st March 2009 there have been no development proposals granted planning approval which have resulted in the loss of an existing allotment site within the borough.

10.23 The Council recognises the importance of existing allotment sites for the benefits of healthy living, promoting healthy diet and their value as an important outdoor recreational resource for the local community. Policy LR9 has been effective and successful in protecting existing allotment sites from inappropriate re-development as no facilities have been lost within the borough during the monitoring period.

11 Environmental Protection, Energy and Waste

Introduction

11.1 The Environmental Chapter covers the following topic areas:


- Water Protection and Floodplain Protection,
- Air Quality,
- Waste,
- Renewable Energy.

Water Protection and Floodplain Protection

Objective

To protect the quality of water resources and existing flood plains and areas liable to flooding from development to ensure that developments and public safety are not put at risk.

UDP Policies EP3 Water Water Protection, EP4 Development in Floodplains

Core Output Indicator E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	
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Target

11.2 Zero

Key Data

11.3 During the monitoring year April 2008 to March 2009 there was only one planning application received by Dudley Council where the Environment Agency submitted a specific objection on either flood defence grounds or water quality grounds. This planning application involved replacing existing blocked mine drainage pipes with new pipelines of 600 mm and 1.2 metre diameters and the construction of new manholes and various ancillary works adjacent to an existing pond located at Foothole public open space, Brierley Hill, West Midlands. Comments were received from the Environment Agency that there was insufficient information provided with the planning application in relation to the impact on water quality and concerns regarding risk of pollution to surface water. However, the planning application was refused.

Conclusions and further action

11.4 The Council has ensured that no new development proposals have taken place within the borough during the monitoring period which were contrary to the advice of the Environment Agency. There are no issues arising that would necessitate any amendments to the UDP Policy.

Air Quality

Objective

To protect the air quality of the borough by ensuring that the location of new development does not have a deleterious effect and through traffic management schemes.

UDP Policy EP5 Air Quality

UDP Local Output Indicator L30 - Annual mean nitrogen dioxide concentrations.	?
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Target

11.5 Air pollution levels not to exceed national objectives by due dates.

Key data

11.6 Dudley MBC is currently preparing an Air Quality Action Plan with the aim of publishing a working draft by January 2010. This will have targets and indicators and these will be incorporated in future AMRs for Dudley. The whole of the borough has been designated an Air Quality Management Area (AQMA) for nitrogen dioxide (NO2). During 2008, Dudley Council identified approximately 13 hotspots from annual surveys where the mean NO2 levels are exceeded. The main cause of this pollutant is road traffic and the problems of congestion associated with an urban area.

11.7 The recent completion of the Brierley Hill High Street relief road is an example where traffic management schemes can aim to alleviate such problems. During 2009, the Council has been monitoring air quality in the area to compare readings with previous pre-scheme data. In 2010, it will be possible to see if the scheme has been successful and ascertain whether national air quality objectives are being achieved or whether further measures are required. If so, these will be addressed via the proposed borough wide Air Quality Action Plan.


Conclusions and further action

11.8 Dudley's proposed Air Quality Action Plan will address the issue of NO2 hotspots and make recommendations as to how to relieve the problem through planning and transport policies. Once the plan is adopted the AMR will be able to set targets and use the annual air quality monitoring data to ascertain whether the UDP policy is effective enough or whether it needs amending.

Renewable Energy

Objective

To encourage the provision of new renewable energy resources within proposed and existing developments in Dudley. UDP Policy EP10 Renewable Energy

Core Output Indicator E3 Renewable Energy Generation	
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Target

11.9 There is no specific target.

Key data

11.10 National guidance has been produced stating that new development should contribute towards the reduction of carbon emissions and that by 2016 there will be a requirement for all new homes to be designed to produce zero emissions. The Regional Spatial Strategy for the West Midlands (WMRSS) will be addressing the issue of climate change through its revisions. The Black Country Joint Core Strategy will produce policies on the targets the area should adopt and this will need to be applied to all development schemes in Dudley.

11.11 During the monitoring period 1st April 2008 to 31st March 2009 there were no renewable energy development proposals granted planning approval within the borough. Small domestic schemes involving the installation of solar panels do not require planning permission or building regulations consent and therefore are not easily monitored.

11.12 Dudley schools are working towards sustainability with the aim of all schools being carbon neutral by 2016. Dudley had two ECO Green Flag schools as of April 2009 and two further ones since that date. The Dudley Grid for Learning (DGfL) is a PFI contract providing 110 Dudley schools with a fully managed ICT service with energy

efficient PCs (two thirds less than standard PCs). Its success means that Dudley is now a national reference site for local authorities embarking on large-scale managed service contracts for educational ICT.

Conclusions and further action

- 11.13 As stated above, renewable energy is difficult to monitor as initiatives such as solar panels can be installed without the need for planning permission. Proposed government legislation would appear to be proposing to make it easier for households to install solar and photovoltaic panels under permitted development rights.
- 11.14 As the emerging Black Country Joint Core Strategy (JCS) progresses and identifies the requirements for renewable energy for the sub-region, future Dudley AMR's will need to monitor the targets set as they apply to Dudley through additional local indicators.


Waste

Objective

The treatment of waste should be based on the waste hierarchy: reduction, re-use, recycling & composting, energy recovery, disposal. Where disposal (generally landfill) is necessary, it should be dealt with as close to where the waste arises as possible - i.e. in accordance with the 'proximity principle'.

- 11.15 Noting the above objective, Dudley Council's planning policies seek to retain existing waste management facilities and to allow new facilities at appropriate locations where there is a demonstrated need. Policy support is also given to the need for the recycling of waste and the recovery of value from waste – for example generating power and or heat from an incineration process.

UDP Policies S6 Waste and Energy, EP8 Waste and Development, and (most significantly) EP9 Waste Management Facilities.

Core Output Indicator - W1 Capacity of new waste management facilities by waste planning authority	
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Key Data

- 11.16 New waste management facilities are defined as those which have gained planning permission and have become operable within the reporting year. There are no such instances of this in Dudley Borough during the monitoring period 1st of April 2008 to 31st of March 2009.

Conclusions and further action

11.17 It can be seen from the above that no proposals for waste management facilities have come forward during the 2009 AMR monitoring period. Given this, there has been no opportunity to apply or test the above identified Adopted 2005 UDP Policies in terms of new waste management facilities, and therefore no further action is at present required.

UDP Policies S6 Waste and Energy, EP8 Waste and Development, and EP9 Waste Management Facilities.

Core Output Indicator - W2 Amount of municipal waste arising, and managed by management type by waste planning authority	
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Key Data

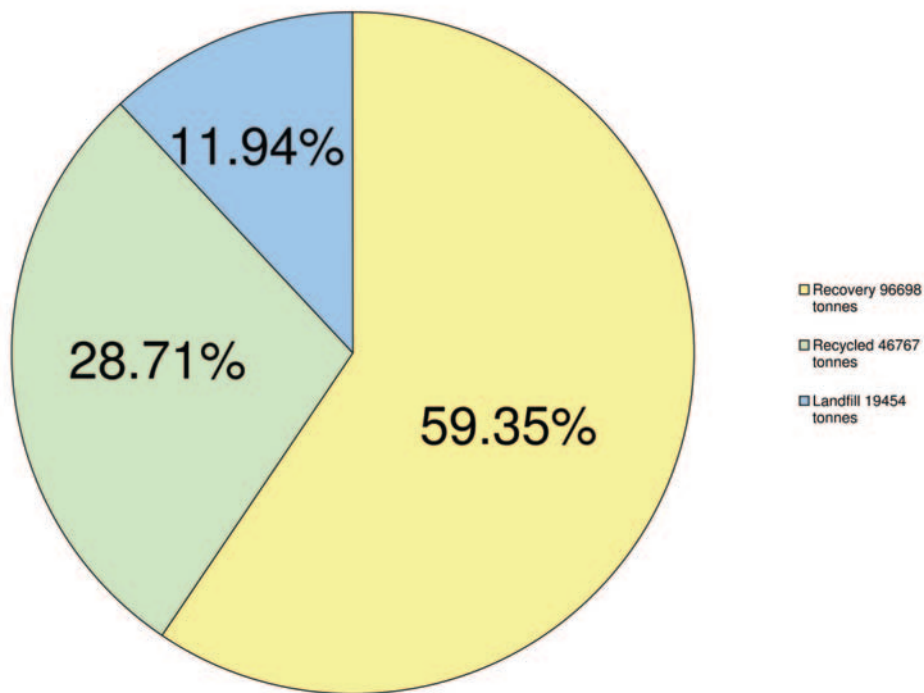


Figure 6 Municipal Waste Managed by Management Type

Monitoring Year	Household waste managed at the Council's energy from waste (recovery) plant or by landfill (disposal) - i.e. Managed other than by recycling.
April 2004 to March 2005	119563 tonnes
April 2005 to March 2006	118144 tonnes
April 2006 to March 2007	114310 tonnes
April 2007 to March 2008	108443 tonnes
April 2008 to March 2009 (i.e., the current 2009 monitoring year)	116152 tonnes ⁽¹⁾

Table 19 Household Waste Managed in Tonnes

- Note that this figure includes an additional 12,600 tonnes of Sandwell waste (managed at Dudley's Energy from Waste plant) as compared to last year

Conclusions and further action

11.18 The above municipal/household waste information was supplied by Dudley MBC's Waste Care department, which has the lead role in managing the Borough's municipal waste. It can be seen that the Council is performing well in these terms:

- Only 11.94% of Dudley Borough's municipal waste goes to landfill - less than last year's already low figure of 13%. Dudley MBC Waste Care informs that this puts Dudley well into the upper quartile of local authorities across the country in terms of managing waste by methods other than disposal by landfill.
- Recovery (at the Council's energy from waste plant at Lister Road) at a rate of 59.35% exceeds the 2010 target figure of 53% stated in the Government's Waste Strategy for England 2007.
- Recycling (including composting) at a rate of 28.71% of all municipal waste managed is an improvement on the 2007/08 figure and exceeds last year's Local Area Agreement (LAA) target of 27%. Although the 28.71% figure falls slightly short of the 2008/09 LAA target of 30%, this is due the additional 12,600 tonnes of Sandwell waste managed at Dudley's energy from waste plant adding to that quantity of waste managed by way of 'recovery'.
- An indication of the Council's consistently good waste management performance is that the quantity of Borough household waste managed by other than recycling has decreased from the 2004/05 monitoring year to the present (assuming that the current monitoring year's additional 12,600 tonnes of Sandwell waste is discounted) - recycling being a preferable option under the 'waste hierarchy' approach.


- 11.19** It can be seen from the above that the Council's planning department does not have the lead role in terms of the authority's municipal waste management performance. Rather and as earlier identified, the planning department sets out to safeguard existing waste management facilities and encourage new ones as appropriate. Sizeable waste management facilities can be found at appropriate locations within the Borough and their ongoing operation is safeguarded by planning policy – examples being the Council's civic amenity site at Stourbridge, its 'energy from waste' incinerator plant at Dudley and the private sector landfill site at Kingswinford.
- 11.20** In these terms it can be considered that the Council's Adopted 2005 UDP waste policies have been successful, and therefore that no further action is at present required.

12 Minerals

Objective

Mineral extraction is an important local economic activity in Dudley Borough. However, minerals can only be retrieved from where they occur. It is therefore important that the Council ensures that the opportunity for mineral exploitation is made available both now and for future generations in a way that minimises environmental impact.

UDP Policies M1 Minerals, M2 Minerals and After Use, M4 Opencast Coal Workings

Core Output Indicator - M1 Production of primary land won aggregates by mineral planning authority	
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Key Data

- 12.1** In Dudley Borough the only known accessible mineral reserves are clay (Etruria Marl) and coal – as opposed to the primary land won aggregates which are crushed rock, sand and gravel that are used for construction purposes. It is therefore known that no primary land won aggregates are currently produced within Dudley Borough.

Conclusions and further action

- 12.2** Given it is known that no primary land won aggregates are being produced within the Borough, there has been no opportunity to test UDP Policies M1, M2 and M4 under Core Output Indicator M1.
- 12.3** However and in broad terms, UDP Policy can be considered suitable in terms of safeguarding known and accessible mineral resources and ensuring appropriate restoration and after-use of mineral workings. An example of this would be the Policy M1 Minerals designated and safeguarded sites in the Kingswinford area of the Borough, and any planning conditions and restoration plans for the after use of such sites as required under Policy M2 Minerals and After Use. There is therefore no further action required at the present time regarding UDP Policies M1, M2 and M4.

UDP Policy M3 Secondary Aggregates

Core Output Indicator - M2 Production of secondary and recycled aggregates by mineral planning authority	
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Key Data

- 12.4** Problems continue to exist across the West Midlands Region in terms of aggregates monitoring. Figures for the production of primary, recycled and secondary aggregates are generally only available at a sub-regional rather than individual local authority level. There also remains the issue that, on release, such data will be with regard to an earlier monitoring year than that currently being reported upon in a local authority's Annual Monitoring Report.

Conclusions and further action



- 12.5** Given the above, it can be seen that Dudley MBC (like other local planning authorities in the West Midlands) cannot monitor/report on Core Output Indicator M2 at the present time.
- 12.6** However, UDP Policy M3 can be considered suitable in terms of encouraging the production and use of alternatives to primary aggregates, for example by supporting the on-site production (by means of mobile crushers) and re-use of recycled aggregates at demolition and building sites. It is considered therefore that no further action is required at the present time regarding this Policy.

13 Community Involvement

Objective

To enable communities within Dudley to participate and contribute to the planning process, both in the preparation of plans and policies and in the consideration of planning applications.

Local Development Framework

Local output indicator- L31- the extent to which community involvement undertaken on the preparation of the Local Development Framework is in accordance with the Dudley Statement of Community Involvement	
Local output indicator- L32- assessment of the effectiveness of the community involvement undertaken on planning applications and considerations as to whether it was in accordance with the Dudley Statement of Community Involvement	

Target

13.1 Community involvement in the preparation of the Local Development Framework is in accordance with the requirements set out in the Statement of Community Involvement (SCI). Community involvement in planning applications is in accordance with the requirements set out in the SCI.

Key data

13.2 The Council's SCI was adopted in November 2006 and it is a requirement of the new planning system that it be monitored to see if is still relevant and appropriate in its approach to community engagement.

13.3 Last year's AMR reported on the reasons why the SCI focus group held in 2007 was not repeated in 2008. Invitations had been sent to a large number of stakeholders and umbrella organisations to attend a focus group. Out of hundreds of invites there was a little interest in attending a focus group to discuss the issues about planning and community involvement. It was felt that the group was not a true representation of the borough so it was considered that this approach needs to be reconsidered and an alternative method needs to be used to engage communities in the future AMR's.

13.4 In 2008 the AMR reported on the questionnaire that was sent to the attendees and non attendees of the Focus Group which was set up in 2007. This approach was taken to ensure that the Council is fulfilling its commitment to community involvement

in the planning process. However the response to the questionnaire was very low. Also last year's AMR highlighted similar problems to Year 2007 and suggested the use of an alternative method to contact public for the 2009 AMR.

- 13.5** This year it was decided to send the questionnaire to relevant stakeholders who have used the Council's planning system in the last 12 months. Coincidentally the Council was carrying out an assessment of their overall Planning services so it was seen as an opportunity to consult the stakeholders on the planning policy services at the same time.
- 13.6** The questionnaire was sent to 109 random stakeholders who have used the Council's planning services in the last 12 months. Of the total 40 respondents answered the questionnaire giving a response rate of 37%. However the response rate for the questions relating to the policy section was significantly lower at 17%. The questionnaire also asked the respondents if they would like to discuss any issues at a Focus Group. None of the participants wanted to attend a Focus Group meeting, so the idea of the meeting was deemed impractical.
- 13.7** The questionnaire was broadly classified in two broad categories namely the planning application process and planning policy. The questions ranged from asking who the applicants were i.e whether they were an agent, householder or applicant. The first part asked questions relating to various aspects of the planning application processing namely the choice of application submission and use of web to check the progress of application. The final section focused on the various aspects of the planning application and planning policy.

Development Control

- 13.8** This section summarises the responses to the questionnaire on the development control services. Out of the 40 people who responded 32 were agents acting on behalf of the applicants, 7 were applicants themselves and one did not state their status. It should be noted that not all the respondents answered all the questions so the response percentage was based on the number of respondents answering those particular questions.
- 13.9** On the questions relating to the ease of completing the application form, submitting the application and payment process, 84% found the service to be very good or good, 13% found it neither good nor poor and only 3% found the service to be poor/very poor.
- 13.10** On the question of communication i.e. keeping informed of the application, responding to queries on time and using plain English in verbal and written correspondence 63% found the service to be good/very good, 16% found it be neither good nor poor and 21% found it to be poor or very poor.

- 13.11** Responding to the question about understanding and knowledge about the application determination process and the length of the planning process the paperwork 69% found the service to be good/very good, 13% found it to be neither good nor bad and 16% found it be poor or very poor.
- 13.12** In responding to the overall rating of the planning application process out of 34 respondents, 76% found the service to be good/very good, 12% found it be neither good nor bad and remaining 12% found it be poor or very poor.
- 13.13** From the above synopsis it can be said that the majority of the respondents were satisfied with the development control service and only a small percentage found it be unsatisfactory. The satisfaction rate is fairly high on the general submission questions and slightly lower on the communication and technical knowledge about the planning determination process.

Planning Policy

- 13.14** As stated earlier not many people (only 23 out of 109) responded to the questions about the Council's Planning Policy service. It could be due to the reason that many respondents only use the development control service as it does covers many aspects of the planning policy as well.
- 13.15** Out of these people who responded to the question about the technical nature of the planning policy process 60% found it either straightforward or fairly straightforward and 40% found it difficult or fairly difficult. This response could be due to the reason that the overall planning system has and is going through lots of changes. Also today spatial planning covers a wide range of topics traditionally not covered by the land use planning system. Some examples of such topics are sustainable development, environment, health, crime and renewable energy issues making the new planning system more complex than the traditional one.
- 13.16** On the question about the availability of the Local Development Framework (LDF) documents on the Council's website and promotion of public involvement to response to the documents 60% were either satisfied or fairly satisfied and 40% were either fairly dissatisfied or dissatisfied.
- 13.17** When asked if the respondents were aware of the consultations being undertaken on the Council's website, 30% were aware whereas majority 70% were unaware of this method. It could be due to the reason that many people find it easy to respond either via letter or e-mail. This could also be attributed to the fact that recently there has been changes to the Council's Local Development Scheme (LDS), especially the Joint Core Strategy (JCS). These changes have been made to take into account the revisions to the Regional Spatial Strategy (RSS) and the need for some technical work for some of the topic areas for the JCS. The delay in the timescales for the JCS has a knock on effect on all the other Development Plan Documents leading to amended timetables

- 13.18** In response to the question as to whether they found the consultation method easy, the response was 50:50 with half of the people finding the method easy whereas the other half finding it difficult to use.
- 13.19** In response to the question whether the Council sufficiently considered the representation and if the customers were kept informed about the progress of the response and the eventual outcome 70%) of the responders were either satisfied or fairly satisfied and 3(30%) were either dissatisfied/fairly dissatisfied.
- 13.20** Overall the findings for the planning policy questions suggest that majority of the respondents are satisfied with the Council's approach to community engagement. However some of the respondents seem unsatisfied about the ways and methods the consultation is carried out. These views will need to be addressed.

14 Conclusions

Overview

It can be seen from the findings of the 2009 Annual Monitoring Report that the objectives of the Council's policies as set out in the adopted Unitary Development Plan 2005 are being achieved. There does not appear to be a need to amend any policy at present ahead of the production of the Black Country Joint Core Strategy which is now progressing to publication and submission stage. The majority of the core indicators and local indicators are being effectively monitored. Some of these policies have not been included in the "saved" category and will not appear in the next AMR.

Local Development Scheme

As reported in last year's AMR, the timetable to the Black Country Joint Core Strategy has had to be amended due to delays in the review of the Regional Spatial Strategy Phase 2 due to additional work carried out on housing figures. The Council's Local Development Scheme has been amended and the Core Strategy is now being produced in line with this. Proposed submission is now programmed for February 2010.

The Brierley Hill Area Action Plan is being produced in tandem with the Core Strategy's timetable. Submission to the Secretary of State is now programmed for February 2010.

There have been delays to other Local Development Documents, in particular the Development Strategy Development Planning Document and the Stourbridge Area Action Plan. The timetables have now been amended and work is under way. The Halesowen Area Action Plan will commence towards the end of 2009.

Housing

Dudley is meeting its current requirement as set out in the Regional Spatial Strategy and following the completion of its Strategic Housing Land Availability Assessment (SHLAA) should have sufficient commitments and allocated sites in order to identify a five-year supply of land available for housing. The total number of completed dwellings for the last twelve months is up to 687 from 542 last year, its second highest total since 2001. This is encouraging news at a time when the national economy has been in recession and house building has reflected this. Of these completions 76% were on windfall sites and 99.9% were on previously developed land. Affordable housing completions were up this year to 30% of the total completions, thus meeting the UDP policy requirement.

Employment and Economy

The UDP policies are relatively successful in that 84.4% of employment development (including B1a office use) was on sites designated and/or safeguarded for such land use. The current land supply is 37 hectares, a decrease of 5 hectares on last year. There is still a limited supply of good quality employment land in Dudley.

Centres and Retail

The retail policies appear to be working effectively with the majority of new floorspace being developed in the centres. The protected frontage policy is being successfully applied to most of Dudley's retail centres although there are a few examples of high vacancy rates in others.

Access and Movement

Good progress has been made in meeting the aims of these policies. Successes this year include the completion of the Brierley Hill parallel route, the opening of the new Halesowen bus station, further cycling facilities and formal adaption of the Rights of Way Improvement Plan.

Nature Conservation

The policies in the UDP are aimed at protecting and enhancing Dudley's important biodiversity sites and these, together with the Council's Nature Conservation Supplementary Planning Document, appear to be working well. However there has been some encroachment onto protected sites leading to a reduction in area of biodiversity importance. One SSSI has been assessed as "unfavourable - no change".

Historic Environment

The policies are working successfully in that no statutory listed buildings were demolished in the last twelve months and there was no development which adversely affected a Scheduled Ancient Monument. One Character Appraisal of a Conservation Area with Management Proposals was carried out. All requests for further information on proposals affecting archaeology and the historic environment were complied with.

Strategic Open Space

The only approval granted in the Green Belt was for sporting purposes with an ancillary club building in Coombswood and this was deemed acceptable as it was not detrimental to the openness of the Green Belt. No parks or open spaces in Dudley have achieved Green Flag status but the Council is working towards this and the adopted Parks and Green Spaces Strategy, adopted in June 2009, will assist in this. No publicly accessible children's play area or sports playing field was lost during the last twelve months.

Environmental Protection, Energy and Waste

The policies on water protection and flood protection are working in that no development has taken place in the monitoring year which was contrary to the advice of the Environment Agency.

Regarding air quality, the Council is currently preparing an Air Quality Action Plan for Dudley and this will set targets which future AMRs can monitor.

On waste no proposals came forward for waste management facilities in the last twelve months. The Council is performing well in household waste management with a further drop in the amount of waste going to landfill (less than 12%) and further improvements in its recycling and recovery rates.

Regarding renewable energy there were no schemes put forward for planning approval last year. Small domestic schemes involving solar panels do not require planning consent and therefore cannot be easily monitored.

Minerals

Policies relating to safeguarding sites are working although no aggregates were extracted in the last twelve months. Monitoring of secondary and recycled aggregates cannot be carried out as data is only available on a sub-regional level and not on a local level.

Community Involvement

Although there are no policies in the UDP regarding community involvement, the Council is committed through its Statement of Community Involvement to consult with the public regarding work undertaken as part of the Local Development Framework and on planning applications. A questionnaire survey was conducted among a random selection of people and stakeholders who have used or been involved in the Council's planning services in the last twelve months, covering both development control and policy processes. The overall findings are that the majority of respondents were satisfied with the Council's approach to involving the public and it would appear that we are continuing to meet our statutory requirements in public engagement.

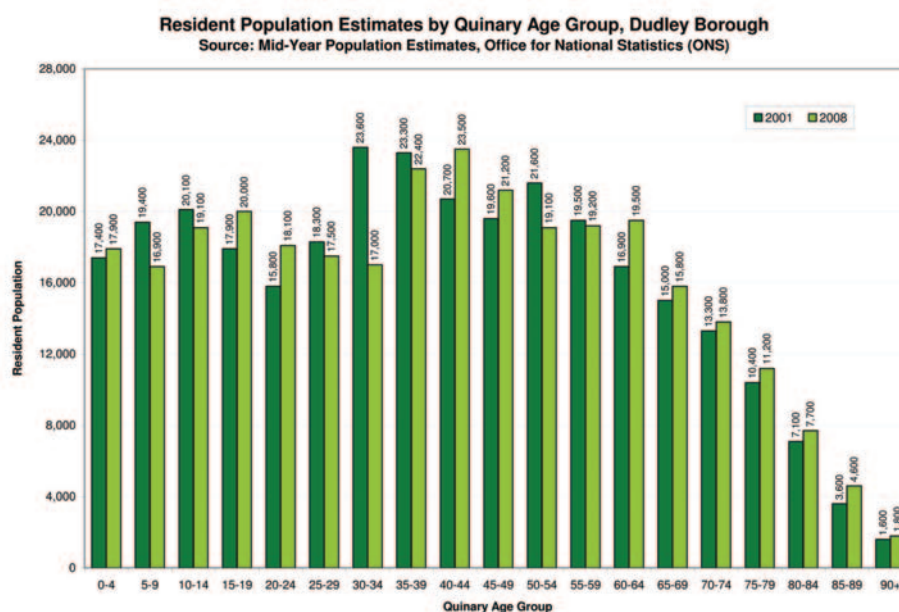
1 Glossary

Area Action Plans (AAPs)	A Development Plan Document focusing on a specific part of the Borough and providing the planning framework for areas of significant change.
Annual Monitoring Report (AMR)	Report submitted to the Government Office each December which assesses the progress of the Local Development Framework, whether targets are being met and whether policies in Local Development Documents are being achieved.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals,
Biodiversity Action Plan (BAP)	National, Regional or Local level documents identifying key habitats and species for which targeted conservation actions are assigned.
Black Country Joint Core Strategy	Local Development Document being carried out by all four Black Country authorities setting out the vision, objectives and detailed spatial strategy for future development up to 2026 and specific strategic policies and targets.
Core Output Indicator	Theninekey indicators set out by Government to monitor annually to measure the impact the implementation of planning policies is having on a wide range of quantifiable spatial activities.
Development Plan Documents (DPDs)	LDF documents outlining the key development goals and including the Core Strategy, site-specific allocations of land and area action plans.
Green Belt	A designated area of land around certain cities and large built up areas which aims to keep this land permanently open or largely developed.
Green Flag Award Standard	National standard for parks and green spaces in England and Wales.
Housing Trajectory	A means of showing both past and anticipated future levels of annual housing completions.
Local Development Documents (LDDs)	A series of documents within the LDF which will generally take the form of Development Plan Documents or Supplementary Planning Documents, each having a specific function and together providing a complete spatial planning strategy for the Borough.
Local Development Framework (LDF)	A portfolio of documents that provides the framework for planning in the Borough and for delivering the spatial vision.

Local Development Scheme (LDS)	Sets out the timetable for the production of Local Development Documents and the key milestones in their production.
Local indicators	Key indicators set out by the local authority in order to monitor specific local issues .which are not already covered.
Planning and Compulsory Purchase Act 2004	The legislation that introduced the new planning system of Local Development Frameworks
Planning Policy Statements/ Guidance (PPSs/PPGs)	National planning policy documents produced by the Government and which all regional and local planning documents and policies must conform to.
Priority Habitats and Species	Habitats and species identified by the UK Biodiversity Steering Group as being at risk or suffering from a high rate of decline.
Regional Spatial Strategy (RSS)	Prepared by the Regional Planning Body and setting out the broad development strategy for the region for the next 15-20 years.The RSS forms part of the Development Plan.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment such as from wind, water flow, tides or the sun.
Significant Effect Indicators	Locally defined indicators which are linked to the objectives and indicators in the sustainability appraisals of DPDs and SPDs.
Statement of Community Involvement (SCI)	Sets out the standard approach that the Council intends to achieve by involving stakeholders and the public in the preparation and production of all its documents.
Supplementary Planning Documents (SPDs)	Documents produced to elaborate on and to support policies set out in DPDs by providing additional guidance.
Sustainability Appraisal (SA)	An assessment that considers the social, economic and environmental implications of policies and proposals and ensure that they contribute towards sustainable development objectives.
Unitary Development Plan (UDP)	Local planning policy and proposal document adopted under the previous planning system. UDP policies can generally be saved for three years from their date of adoption, in Dudley's case October 2005.
Windfall sites	Sites which come forward for development, e.g.for housing, where no allocation was made in the UDP.

2 Contextual Indicators

Demographic Profile



Picture 2 Resident Population Estimates by Quinary Age Group

Socio-Cultural Profile

Area	2003-2005	2004-2006	2005-2007
Dudley	76.1	76.6	77.0
Sandwell	74.4	74.4	74.4
Walsall	75.7	75.7	75.7
Wolverhampton	75.0	75.4	75.7
West Midlands Region	76.2	76.6	76.9
England	76.8	77.2	77.7

Table 21 Life Expectancy at Birth in Years

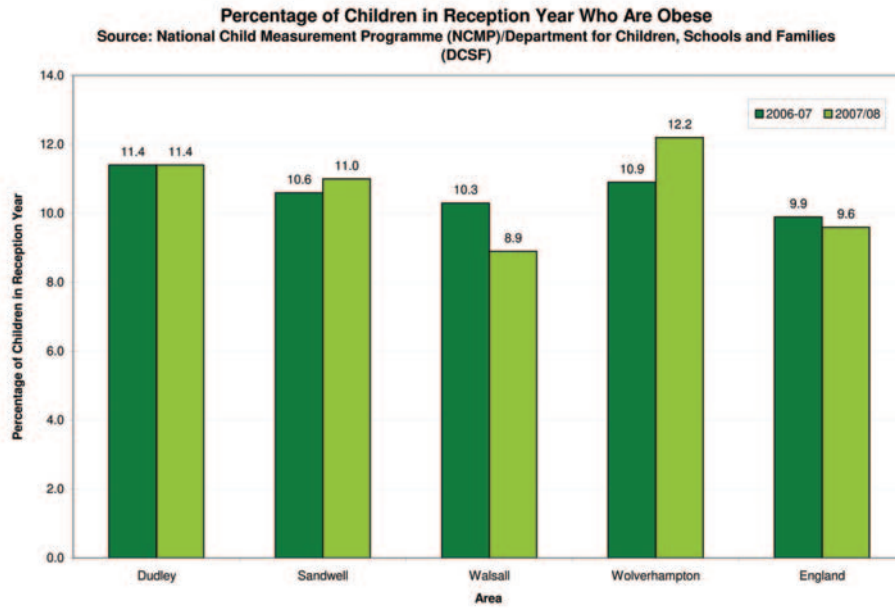


Figure 7 Percentage of Children in Reception Year Who Are Obese.

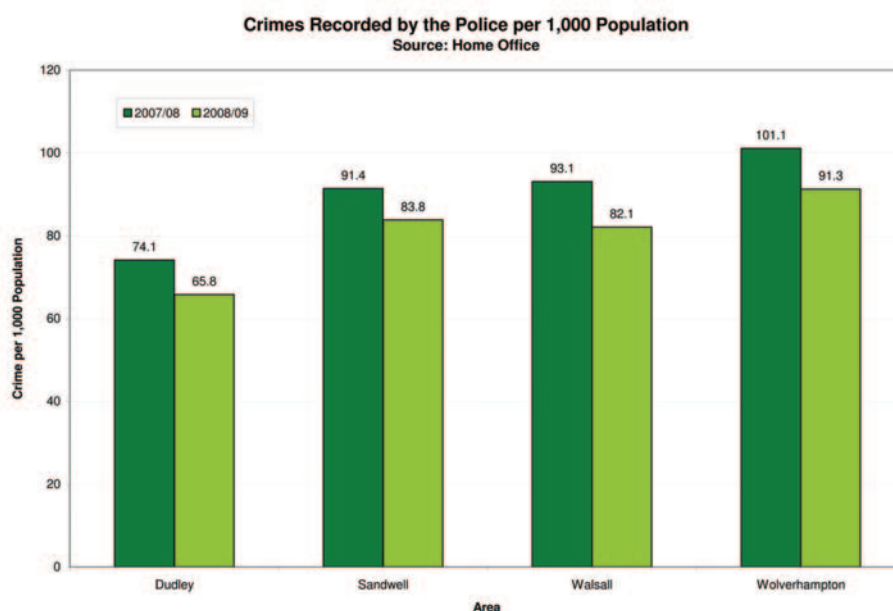


Figure 8 Crimes Recorded by the Police per 1,000 Population.

Economic Profile

Employment by Industrial Sector

Source: Annual Business Inquiry (ABI), Office for National Statistics (ONS)

SIC (2003) Broad Industrial Group	2006				2007			
	Dudley	Black Country	West Midlands	England	Dudley	Black Country	West Midlands	England
Agriculture, Fishing, Energy & Water	0.1	0.5	0.5	1.3	0.1	0.6	0.6	1.4
Manufacturing	16.4	18.2	14.0	10.9	15.7	17.0	13.2	10.6
Construction	6.1	6.9	5.2	4.6	6.0	7.0	5.3	4.8
Distribution, Hotels & Restaurants	25.7	22.7	23.2	23.7	25.2	22.6	22.3	23.5
Transport & Communications	3.4	5.0	5.1	6.1	3.5	5.1	5.1	6.0
Banking, Finance & Insurance etc	18.1	15.2	18.9	21.9	19.3	16.3	20.3	22.3
Public Administration, Education & Health	25.7	25.7	28.1	26.3	26.3	26.1	28.2	26.3
Other Services	4.5	5.7	5.0	5.3	4.0	5.3	5.0	5.2

	2006				2007			
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 23 Employment by Industrial Sector

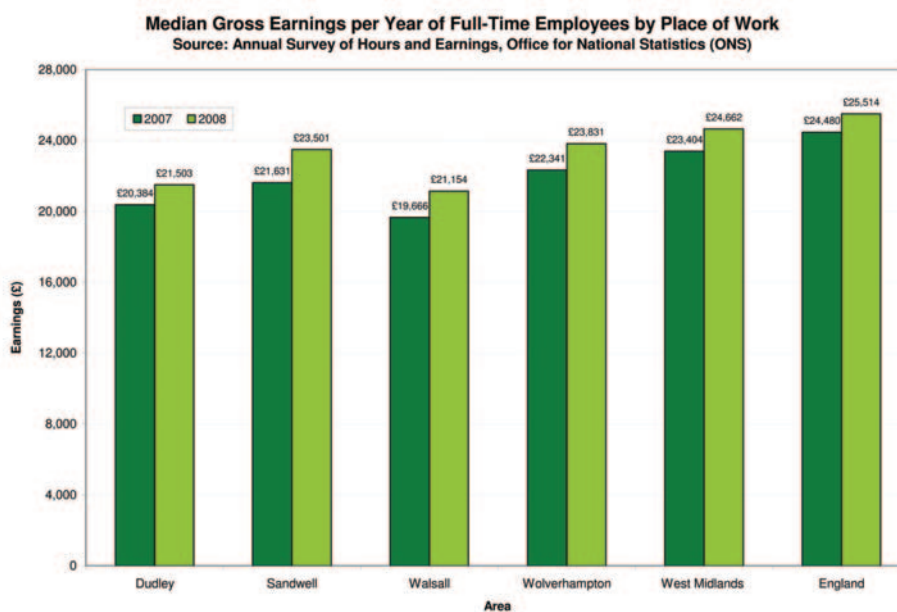


Figure 9 Median Gross Earnings per Year of Full-Time Employees by Place of Work.

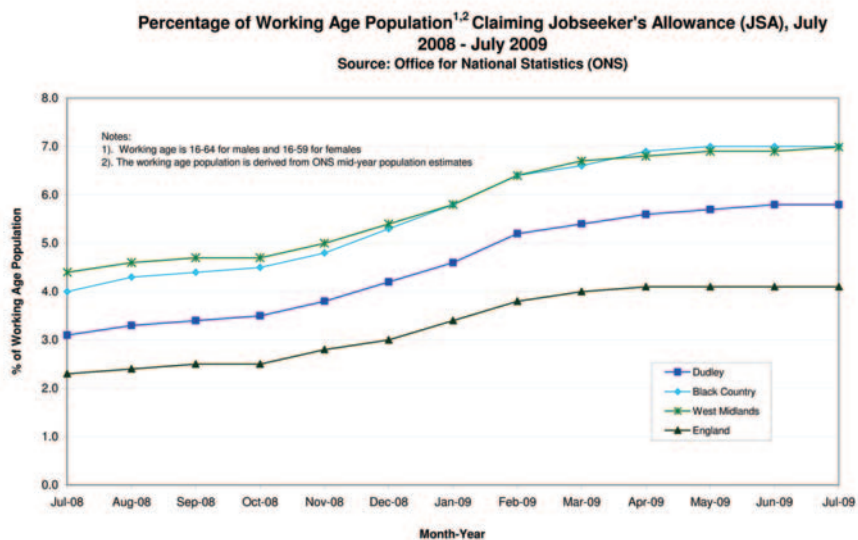


Figure 10 Percentage of Working Age Population Claiming Jobseeker's Allowance (JSA), July 2008-July 2009

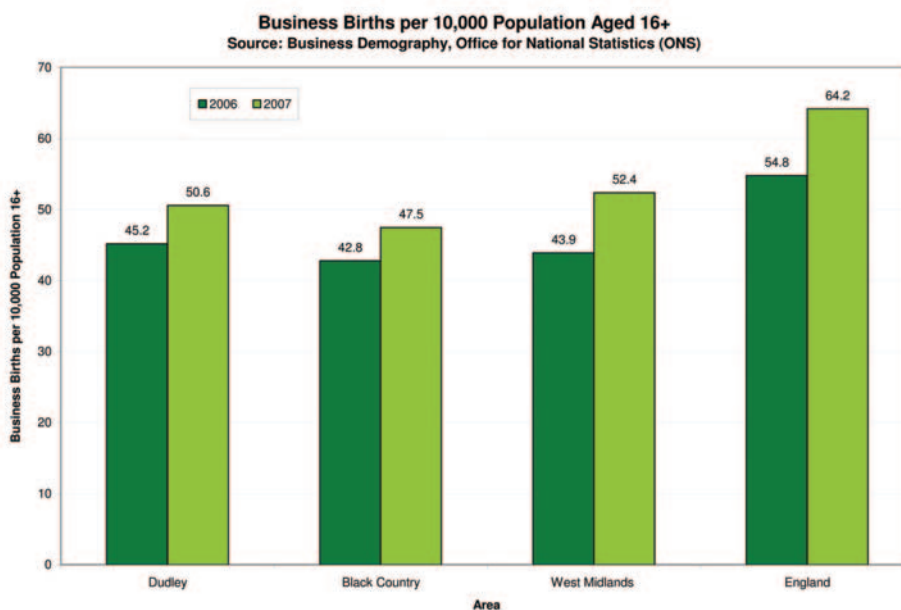


Figure 11 Business Births per 10,000 Population Aged 16+

Housing Profile

Dwelling Stock and Percentage of Vacant Dwellings at April in Year

Area	Number of Dwellings		Percentage of Vacant Dwellings	
	2007	2008	2007	2009
Dudley	131,466	131,978	2.9	2.9
Sandwell	124,931	126,210	3.5	3.9
Walsall	108,555	108,724	4.5	4.1
Wolverhampton	104,027	104,537	5.0	4.3
West Midlands	1,101,542	1,107,780	3.3	3.2

Source: Department for Communities and Local Government (DCLG)

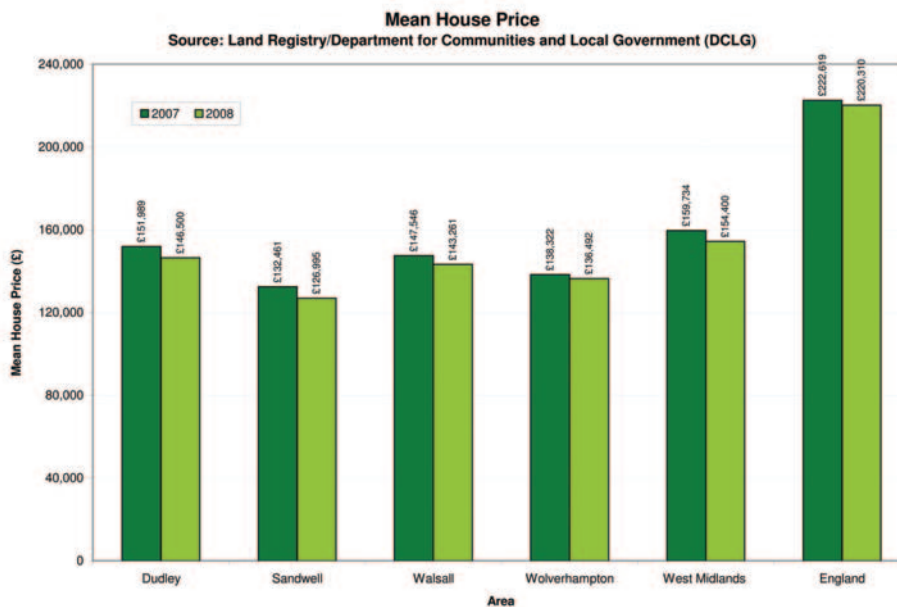


Figure 12 Mean House Price

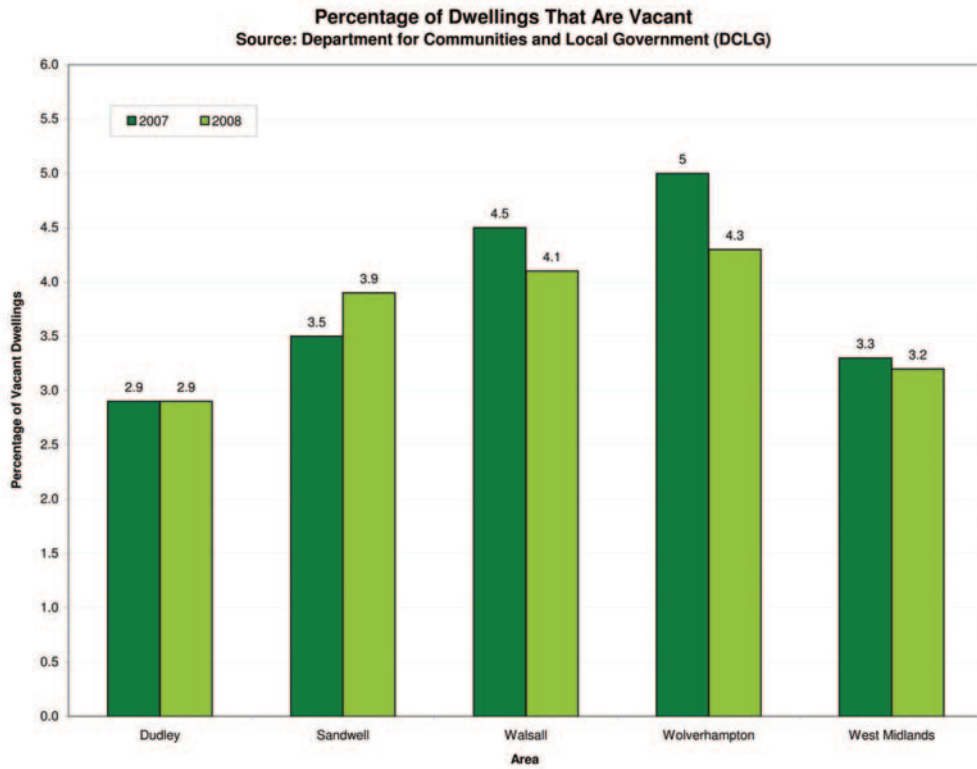


Figure 13 Vacant Dwellings

Transport Profile

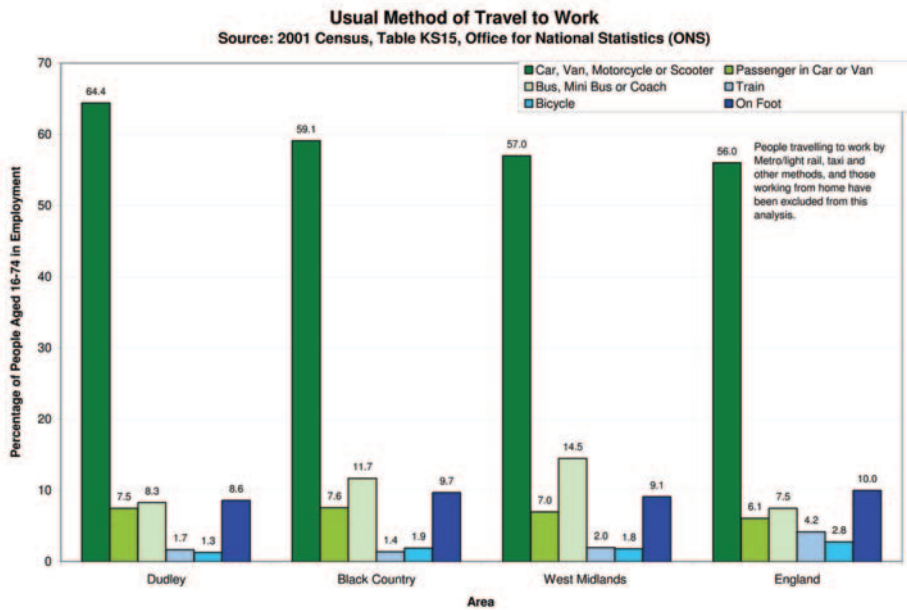


Figure 14 Usual Method of Travel to Work