

WYRE FOREST DISTRICT COUNCIL ANNUAL MONITORING REPORT 2004/05

CHAPTER 1	MONITORING METHODOLOGY	PAGE 2
CHAPTER 2	GENERAL INTRODUCTION	PAGE 4
CHAPTER 3	IMPLEMENTATION OF LOCAL DEVELOPMENT SCHEME	PAGE 6
CHAPTER 4	THE DEVELOPMENT STRATEGY	PAGE 8
CHAPTER 5	POPULATION AND CENSUS DATA	PAGE 9
CHAPTER 6	HOUSING	PAGE 14
CHAPTER 7	EMPLOYMENT	PAGE 24
CHAPTER 8	THE LOCAL ENVIRONMENT	PAGE 31
CHAPTER 9	TRANSPORT	PAGE 39
CHAPTER 10	RETAILING AND TOWN CENTRES	PAGE 44
CHAPTER 11	IMPLEMENTATION	PAGE 48
APPENDIX 1	CORE OUTPUT INDICATORS	PAGE 55
APPENDIX 2	LOCAL OUTPUT INDICATORS	PAGE 57
APPENDIX 3	WYRE FOREST DISTRICT HOUSING TRAJECTORY	PAGE 58
APPENDIX 4	ACCESSIBILITY MAPS	PAGE 60

CHAPTER 1 MONITORING METHODOLOGY

1.1 This Annual Monitoring Report assesses the implementation and effectiveness of the Wyre Forest District Local Plan 2004. As outlined in paragraph 4.48 of PPS12, the AMR will include an assessment of:

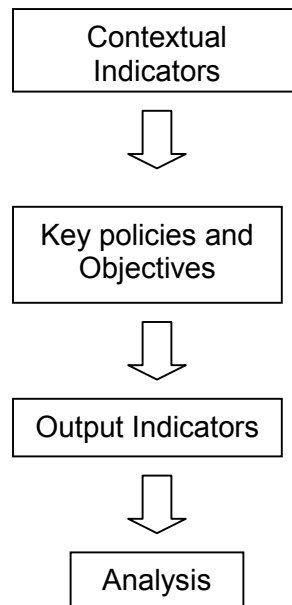
- Whether policies and related targets or milestones in Local Development Documents have been met; or progress is being made towards meeting them; or where they are not being met or not on track to being achieved, the reasons why;
- What impact the policies are having in respect to national, regional and local policy targets and any other targets identified in local development documents. Regulation 48 specifically requires information on net additional dwellings; housing trajectories will be used to demonstrate how policies will deliver housing in the future.
- The extent to which any Local Development Order or Simplified Planning Zone, where adopted, is achieving its purpose;
- Whether the policies in the Local Development Framework need adjusting or replacing because they are not working as intended;
- If policies or proposals need changing, the actions needed to achieve this.

1.2 It should be noted that no Local Development Orders have been made nor Simplified Planning Zones enacted which affect land in Wyre Forest District.

Content of this report

1.3 The structure of the Annual Monitoring Report is divided thematically along the lines of the Local Plan. Chapter 2 gives an overall view of the District and outlines the legislative background to the Annual Monitoring Report. Chapter 3 assesses the implementation of the Local Development Scheme. Chapter 4 outlines the Development Strategy for Wyre Forest District. Chapter 5 gives a brief analysis of the 2001 census and looks at the Index of Multiple Deprivation 2004 results for the district. Chapters 6-10 analyse the implementation of the policies for housing, employment, the local environment, transport and retail and town centres. The final chapter analyses policy use during 2004/05.

1.4 The outline which chapters 6-10 will follow is shown below:-



1.5 The **contextual indicators** establish an 'area profile' for the district. They are also used to provide a description of the wider socio-economic, environmental and demographic background against which planning policies and strategies operate.

1.6 This report works through the Local Plan following the various thematic chapters and sets out the key **policies** and their associated **objectives**.

1.7 The report sets out **Core Output Indicators** which aim to measure quantifiable events (eg. The number of houses built within the period 2004/2005) that are directly related to and are a consequence of the implementation of the planning policies. The Government specifies a number of Core Output Indicators which need to be used. These relate to those already used by the Regional Bodies to monitor the Regional Strategies. The Core Output Indicators used in this report mostly relate to data collected at a district level. However, some of the housing data is shown at a more detailed level. (See Appendix 1 for details)

1.8 In some instances, **local indicators** may be used. The choice of these indicators depends on particular circumstances and issues. For example, one policy of the Local Plan is to concentrate the provision of new housing within Kidderminster and Stourport-on-Severn. The percentage of total housing completions in Kidderminster and Stourport-on-Severn is used as a Local indicator (See Appendix 2 for details).

1.9 Throughout the report **analysis** is used to illustrate particular themes or issues where appropriate. The analysis helps to explain what the indicators have shown. Within this report, where appropriate, illustrations (graphs/tables/charts) have been used to display information.

CHAPTER 2 GENERAL INTRODUCTION

The District of Wyre Forest

- 2.1 Wyre Forest District is situated in North West Worcestershire and lies to the south west of the West Midlands conurbation. It covers an area of 75 square miles. In 2001, the population totalled 96,945 (2001 census) with 55,182 living in the principal town of Kidderminster. The three towns of Kidderminster, Bewdley and Stourport-on-Severn form a central triangle within the district and are surrounded by a number of outlying villages and hamlets.
- 2.2 The valleys of the Rivers Severn and Stour dominate the landscape. The Staffordshire and Worcestershire Canal runs alongside the River Stour through Kidderminster to Stourport where it joins the River Severn. The canal and rivers are valuable wildlife corridors and bring in low-impact tourism to the area. The predominantly rural area to the west of the River Severn is defined as an Area of Great Landscape Value and to the east of the River Severn, land outside the 3 main towns is given protection by the West Midlands Green Belt. (44% of the district's area is in the Green Belt).
- 2.3 Kidderminster is the main business and commercial centre in the district offering industrial, shopping, offices and leisure facilities. Kidderminster is famous as a centre for carpet manufacture. The numbers employed in the carpet industry have fallen in recent years and the town is continuing to diversify with successful companies involved with luxury boat building, ceramics, engineering and other hi technology industries. The town centre has recently undergone an extensive £60 million river and canal side redevelopment providing retail and leisure facilities. Kidderminster is also the terminus of the Severn Valley Railway.
- 2.4 Stourport-on-Severn was created as a canal port in 1766 when the Staffordshire and Worcestershire Canal was constructed. It was once one of the busiest inland ports in the Midlands. The Georgian town is now an inland resort with pleasure boats cruising on the canal and River Severn. Major investment is planned in the Stourport basins with the successful bid to the Heritage Lottery Fund for £1.7 million to restore historic buildings around the basins.
- 2.5 Bewdley is a small riverside town built along the banks of the River Severn. It contains many fine Georgian buildings, has an award-winning museum and is a popular tourist destination.
- 2.6 The district has good transport links with direct trains running to Birmingham, Worcester and London from Kidderminster. The motorway network is also accessible with the M1, M6 and M42 all within 30 minutes drive time. The district has a flourishing tourism industry with visitor attractions such as the West Midlands Safari Park, the Severn Valley Railway, the Wyre Forest itself and the riverside towns of Stourport-on-Severn and Bewdley.
- 2.7 Bewdley and Stourport-on-Severn have both received funding from Advantage West Midlands and the Countryside Agency under their Market Towns Initiative. This programme provides financial support towards projects that help support the viability and prosperity of towns. Market town partnerships with representation from business,

public service and community organisations have been set up in Bewdley (Opportunity Bewdley) and in Stourport-on-Severn (Stourport Forward). Bewdley also benefits from extra funding under the Rural Regeneration Zone initiative run by Advantage West Midlands.

2.8 Whilst reasonably prosperous, Wyre Forest District actually has the most deprived ward in Worcestershire and other areas have high levels of poverty, poor health, social exclusion and low educational attainment. Oldington and Foley Park Ward in Kidderminster is one of the 10% most deprived wards in England. Under the Neighbourhood Management Pathfinder Round 2 funding has been secured for this area. A total of £2.5 million will be injected into the community over a 7 year period. On average, £350,000 a year will be used by the community, working with service providers, to tackle some of the main areas of deprivation.

2.9 In 2004, a 10-year Community Strategy for the Wyre Forest was launched with the aim of improving the social, economic, health and economic well-being of the district and its population. The Wyre Forest matters partnership brings together representatives from the public, private, voluntary and community sectors. The Local Development Framework will provide a means for the delivery of the key priorities which have been identified in the Community Strategy that relate to the use and development of land.

Legislative Background

2.10 The Planning and Compulsory Purchase Act 2004 introduced a new system of Local Development Frameworks (LDFs). During the transition to the new system, the components of the Statutory Development Plan will remain the most up to date planning guidance for the District until they are replaced or incorporated into the new system. The Statutory Development Plan consists of 4 plans- Wyre Forest District Local Plan 2004, West Midlands Regional Spatial Strategy 2004, Worcestershire County Structure Plan 2001 and the Hereford and Worcester Minerals Local Plan 1997.

2.11 Paragraph 4.45 of Planning Policy Statement 12 (PPS12) states that review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the new planning system. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 requires local planning authorities to produce an Annual Monitoring Report. This Annual Monitoring Report (AMR) assesses the progress in the preparation of the Wyre Forest Local Development Framework and the effectiveness of the Wyre Forest District Local Plan 2004.

2.10 The purpose of an Annual Monitoring report is to provide an overview of progress towards Local Development Scheme implementation and to determine the extent to which policies in Local Development Documents are being implemented. In the case of Wyre Forest District, this means seeing if the deadlines and objectives we set out in our Local Development Scheme are being achieved or not and looking at the objectives of the Adopted Local Plan and assessing how effectively they are being met. The Annual Monitoring Report looks at change in the District over the last twelve months ie. the period 1st April 2004 to 31st March 2005.

CHAPTER 3 IMPLEMENTATION OF LOCAL DEVELOPMENT SCHEME

3.1 The Local Development Scheme sets out the intentions of the District Council as Local Planning Authority over a three-year period. It provides a programme for the preparation and review of various Local Development Documents that will make up the Local Development Framework to guide development in the District up to 2021.





3.2 In the monitoring period April 2004-March 2005, there have been no milestones set out for the preparation of the Local Development Framework. Therefore, as an interim measure, the progress is set out for the period 1st April 2005 – 31st October 2005.

3.3 The first Wyre Forest District Local Development Scheme was submitted to Government Office for the West Midlands on 25th February 2005 and came into effect on 27th March 2005. Following advice from Government Office regarding the need for the Statement of Community Involvement to receive full council approval prior to submission to the Secretary of State, the timetable has had to be put back due to the timing of Council meetings. A revised Local Development Scheme was submitted on 25th July to account for this slight amendment and came into effect on 30th August 2005.






Extract from Revised Local Development Scheme

Document Title	2005											
	J	F	M	A	M	J	J	A	S	O	N	D
Statement of Community Involvement												
SPD: Affordable Housing												
SPD: STC.4 - Bridge Street, Stourport												

Statement of Community Involvement

	Scoping
	Pre-submission Participation
	Consideration of Representations
	Submission to SofS & 6wks for representations

Supplementary Planning Documents

	Scoping
	Preparation of draft proposals
	Public participation on draft proposals
	Consideration of representations
	Adoption

Statement of Community Involvement

- 3.4 The Statement of Community Involvement sets out the District Council's policy for involving the community in the planning process. It sets out how people will have the chance to contribute their ideas and the process for considering and responding to these views; how people will get the chance to participate in developing proposals and options; how people can submit representations on formal planning proposals; and how the District Council will provide feedback and keep the community informed on progress and outcomes.
- 3.5 The above chart is taken from the Local Development Scheme and shows the approved timetable for 2005. Work on the Statement of Community Involvement has progressed as per the timetable. Pre-submission informal consultation took place in early March. This was followed by a 6-week pre-submission participation period from 28th April to 9th June 2005. This involved extensive consultation and comments were submitted by 42 respondents. On 27th September, following ratification by Full Council, the revised Statement of Community Involvement was submitted to the Secretary of State. This marked the start of a six-week period of formal consultation.

STC.4 – Bridge Street, Stourport-on-Severn

- 3.6 A Draft Supplementary Planning Document for the redevelopment of the eastern side of Bridge Street in Stourport-on-Severn was published in September 2005. This relates to the area shown as STC.4 on the Proposals Map in the Adopted Local Plan. Policy STC.4 proposes the redevelopment of the site with small-scale retail or food and drink uses at street level and offices/dwellings above and to the rear. It is also envisaged that links will be made through the site to the canal basins behind. A number of design options for the site were prepared, and extensive public participation ran in accordance with the Local Development Scheme timetable from 5th September to 17th October 2005. A Sustainability Appraisal was undertaken which involved an assessment of the economic, social and environmental implications of the proposals.

Supplementary Planning Documents Affordable Housing

- 3.7 A toolkit for negotiating affordable housing was approved as Council policy and published in October 2004. The Planning, Health and Environment Division is currently looking at options for incorporating this document into a Supplementary Planning Document on Affordable Housing. It is used to negotiate affordable housing provision on new housing developments during the course of considering planning applications.

CHAPTER 4 DEVELOPMENT STRATEGY

4.1 The Wyre Forest District Local Plan has an overall vision:-

“to establish a framework for achieving a sustainable balance between development necessary to meet the needs of the District and the conservation of the diverse character of the area’s built and natural environments. In striving to achieve this balance, the Plan will help to ensure a better quality of life for residents, visitors and future generations.”

4.2 The overall aim of the Local Plan is to encourage sustainable development. The Council will attempt to bring social, economic and environmental benefits to the area without too many adverse impacts. Each chapter of the local plan has a specific aim and associated objectives. The principal elements of the Development Strategy are to:

- accommodate the development needs of the District as set out in the Worcestershire County Structure Plan 1996-2011, in a sustainable manner by concentrating housing and employment development in the main towns of Kidderminster and Stourport-on-Severn.
- place an emphasis on urban regeneration and recycling of land and buildings particularly for mixed use development in or adjacent to the main town centres.
- concentrate retail, commercial, leisure and office uses in Kidderminster Town Centre and to a lesser extent Stourport-on-Severn town centre.
- enable the diversification of the rural economy whilst generally limiting rural housing provision to local needs.
- conserve and enhance the District’s environmental assets including the countryside, natural and built heritage.
- locate development so as to reduce the need to travel, provide a choice of travel modes, and support the provision of alternative modes to the private car.
- maintain the existing adopted Green Belt boundaries unless exceptional circumstances require otherwise.

4.3 This Annual Monitoring Report will assess whether the policies and objectives are meeting the above aims. The impact of the policies will be measured using a number of output indicators as explained in chapter 1.

CHAPTER 5 POPULATION AND CENSUS DATA

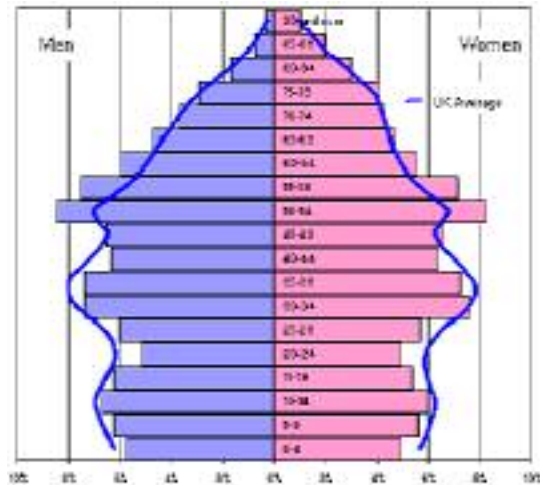
Population Structure

5.1 Wyre Forest District has a population of 96,970 persons (Census, 2001). The largest principal town, in terms of population, is Kidderminster followed by Stourport-on-Severn and then Bewdley respectively.

Principal Town	Population 2001 census	No. of Households	Average size of household
Kidderminster	55,182	22,875	2.41
Stourport-on-Severn	19,713	8,230	2.40
Bewdley	9,178	3,904	2.35

Source: ONS Census 2001

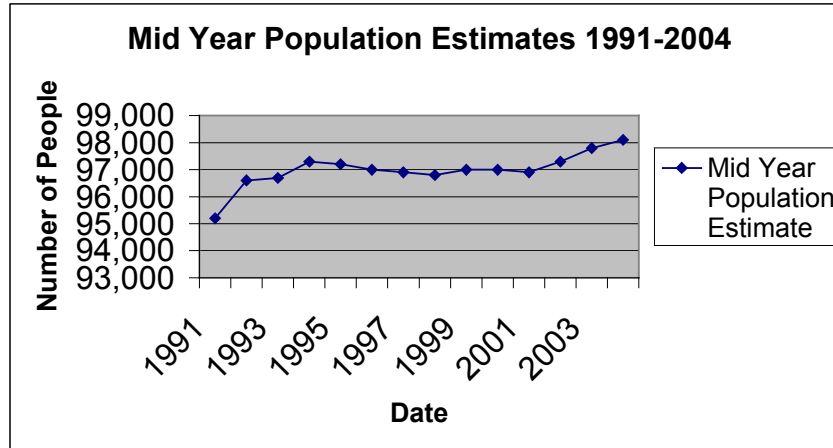
The population profile with respect to age and sex for Wyre Forest is shown below. Whilst there is a fairly even mix of the sexes, there are higher numbers of people between the ages of 50-64 living in the District than is the national average.



Taken from ONS Census 2001

Population Change

5.2 Overall, the population of the District has increased since 1991, the chart over the page shows mid-year estimates of population for the District. The demographic structure of the District's population has implications for planning and policy formation in a number of ways, for example, the provision of residential homes, educational and recreation facilities and housing site allocations. The Annual Monitoring Report will contain population information which will be updated annually to ensure that data used to inform policy is as up to date as possible.



Population change 1991-2001 by parish

Parish	No. H'holds 1991	No. H'holds 2001	% change in h'hlds 1991-2001	Population 1991	Population 2001	Change 1991-2001	% change 1991-2001
Bewdley	3,585	3,904	8.9	9,009	9,178	169	1.9
Kidderminster	21,114	22,875	8.3	54,644	55,182	538	0.98
Stourport-on-Severn	7,196	8,230	14.4	18,739	19,713	974	5.2
Rural areas west of River Severn	891	1,060	19.0	2,430	2,603	173	7.1
Rural areas east of River Severn	3,815	4,212	10.4	9,992	10,305	313	3.1
Wyre Forest District	36,601	40,281	10.1	94,814	96,981	2,167	2.3

Source: 1991 & 2001 census ONS

5.3 The above table shows how actual population has changed between the 1991 and 2001 Census. The largest actual increase in population occurred in Stourport-on-Severn, almost double the population growth in Kidderminster. For the district as a whole, the number of households grew by 10% whereas the population only increased by just over 2%. The average size of household fell from 2.59 to 2.41 over the decade. This trend is expected to continue up to the end of the Plan period in 2011.

Mid- year estimates

5.4 The mid-year estimates for 2004 have recently been published and it is useful to compare how the numbers in the different age bands have changed since the 2001 census. From the table below, it can be seen that the largest population growths have been in the 55-69 age groups. Significant falls have occurred in the 25-35 and

50-54 age groups. The population of Wyre Forest has grown from about 96,900 in 2001. The following table shows the population change since the 2001 Census for Wyre Forest District.

Age Band	Census 2001	Mid-Year 2002 Estimates	Mid-Year 2003 Estimates	Mid-Year 2004 Estimates	Change 2001-2004
0	900	1,000	1,000	1,000	+100
1 - 4	4,200	4,000	3,900	3,900	-300
5 - 9	5,700	5,600	5,600	5,500	-200
10 - 14	6,100	6,300	6,200	6,100	0
15 - 19	5,600	5,900	6,000	6,100	+500
20 - 24	4,800	4,800	4,900	4,900	+100
25 - 29	5,600	5,400	5,200	5,000	-600
30 - 34	7,200	7,000	6,800	6,500	-700
35 - 39	7,100	7,300	7,400	7,500	+400
40 - 44	6,200	6,400	6,500	6,700	+500
45 - 49	6,300	6,200	6,200	6,200	-100
50 - 54	8,000	7,500	7,100	6,800	-1200
55 - 59	7,200	7,800	8,200	8,200	,+1,000
60 - 64	5,600	5,700	6,000	6,400	+800
65 - 69	4,600	4,800	5,000	5,200	+600
70 - 74	3,900	3,900	4,000	4,000	+100
75 - 79	3,400	3,400	3,400	3,400	0
80 - 84	2,300	2,400	2,500	2,600	+300
85 - 89	1,300	1,300	1,300	1,300	0
90+	700	700	700	700	0
ALL AGES	96,900	97,300	97,800	98,100	+1,200

Source ONS

Population Projections

5.5 Population projections (see table overleaf) have been produced by Worcestershire County Council using a computer modelling programme. It uses figures on population, births and fertility, deaths and mortality and migration. It uses the 2003 mid-year estimates. The population of Wyre Forest is projected to remain reasonably stable at just below 98,000 until 2006 and then to fall to about 95,500 by 2011. The over-65 age group is projected to increase by over 4,500 over the ten year period (2001-2011) with the under 18 age group falling by over 2000. The working age population is projected to fall by 4,000. These changes in the make-up of the local population will have implications for the housing market with an increased need for smaller units and sheltered accommodation. Falling numbers in the school-age population have already led to a review of schools in the Wyre Forest with a change from 3-tier to 2-tier and a reduction from 45 to 30 schools planned for August 2007.

Broad Age Group Projections for Wyre Forest

Year	0 – 17 years	18 – 64 years	65 + years	Total
2001	20,600	60,200	16,200	97,000
2002	20,600	60,200	16,400	97,200
2003	20,500	60,500	16,900	97,900
2004	20,300	60,300	17,200	97,800
2005	20,100	60,100	17,500	97,700
2006	19,900	59,800	17,900	97,600
2007	19,600	59,300	18,300	97,200
2008	19,300	58,500	18,900	96,700
2009	19,000	57,800	19,600	96,400
2010	18,700	56,900	20,300	95,900
2011	18,400	56,200	20,900	95,500

Source: Worcestershire County Council

Although the population is predicted to fall slightly, the number of households is predicted to rise with more single person households in particular. This is due to people living longer, divorce, and more young people setting up on their own.

Socio-cultural Issues

5.6 Socio-cultural issues are issues relating to crime, deprivation and education and the like. These issues have implications for the Local Planning Authority as they help to highlight hot-spot areas where land-use initiatives to reduce crime or deprivation etc. may need to be considered. An example of this may be securing 'safety by design' in areas where crime is a problem; this can involve incorporating crime-detering design into the built form in these places to work towards reducing crime numbers.

5.7 The **Index of Multiple Deprivation 2004** (ODPM) contains data from 7 different areas representing all forms of deprivation. These are given different weightings to produce an overall score. The areas covered are as follows:

- income deprivation (22.5% weighting)
 - employment deprivation (22.5% weighting)
 - health deprivation and disability (13.5% weighting)
 - education, skills and training deprivation (13.5% weighting)
 - barriers to housing and services deprivation (9.3% weighting)
 - living environment deprivation (9.3% weighting)
 - crime (9.3% weighting)

- 5.8 Index scores are published for Local Authority areas and the new ONS Super Output Areas (SOAs). SOAs cover populations of about 1,500 people and there are 32,482 SOAs within England. A rank of 1 represents the most deprived area.
- 5.9 Wyre Forest is ranked 162 out of 354 local authorities nationally. It has two of its 65 Super Output Areas in the top 10%, both in Kidderminster. The Rifle Range area of the Oldington and Foley Park ward is ranked number 1,728 in the country and the Horsefair area in Broadwaters ward is ranked 2,972 out of 32,482 areas. Both of these areas experience deprivation in a number of ways including income, employment, education and crime. Four Super Output Areas in the Wyre Forest are in the top 20% most deprived in the country.
- 5.10 The largest contributors to deprivation in the Wyre Forest are education, income and employment. Education is the most significant factor and there are 9 Super Output Areas within the top 10% most deprived nationally, with two within the top 0.5%. The Rifle Range has a particularly serious problem and ranks 16th in the country whilst neighbouring Birchen Coppice ranks 121st nationally.

CHAPTER 6 HOUSING

Housing Stock (Census 2001)

Total stock 40281 dwellings

	Wyre Forest	Worcestershire	England & Wales
• % detached	31	35	23
• % semi-detached	39	34	32
• % terraced	19	19	26
• % flats	11	12	18

Housing Tenure (Census 2001)

• % owner occupied	76	76	69
• % rented from council or Housing Association	15	15	19
• % rented privately	9	9	12

Council Tax Bands (Valuation Office 2003)

Band	Wyre Forest %	Worcestershire %
A	23.3	15.6
B	24.4	24.8
C	25.1	22.9
A – C	72.8	63.3
D	13.4	14.6
E	7.2	11.1
F	3.7	6.5
G	2.6	4.1
H	0.3	0.3
D – H	27.2	36.7

6.1 As can be seen from the above figures, Wyre Forest's housing stock is not unlike the rest of Worcestershire, but differs greatly from that of England and Wales as a whole. For comparison, the 2001 Census shows that 68% of dwellings were owner occupied nationally compared with 76% in Wyre Forest. The most significant difference is with the percentage of terraced dwellings (19% in Wyre Forest compared with 26% nationally) and the percentage of flats (11% compared with 19%). This reflects the mixed urban/rural nature of the district. The high percentage of dwellings in Council Tax Band A also reflects the high number of small victorian terraced properties within Kidderminster and Stourport. There are also a smaller proportion of properties in the highest tax bandings. The 3 adjoining Worcestershire districts have less than 12% of their properties in Band A. Wyre Forest has far fewer properties in Bands D-H than the county as a whole.

House Prices (Land Registry)

6.2 The following table shows how house prices have risen in the last 2 years.

Compared with other districts in Worcestershire, the Wyre Forest is, on average, a cheaper place to buy a house. This could be explained by income statistics which show that household income is lower in Wyre Forest than elsewhere in the County.

The average household income for Wyre Forest District in 2004 was £28,974 compared with a County average household income of £30,687. (source: CACI Ltd, 2004 Pay Check Data). Average weekly gross earnings are also significantly below that of the other Worcestershire districts and the West Midlands. Median weekly gross earnings for Wyre Forest residents were 84% of the County average and 81% of the West Midlands average (source: ASHE 2004). This clearly has implications for accessing the local housing market

Type	2002	2003	2004
Detached	£179,000	£199,000	£244,000
Semi-detached	£97,000	£119,000	£143,000
Terraced	£80,000	£100,000	£123,000
Flat	£64,000	£70,000	£104,000

Source: Land Registry

Prices shown are the average from all house sales in Wyre Forest District

Property Sales 2004/5

6.3 The table below shows that within the district there are large variations in the cost of property. Figures from the Land Registry for 2004/05 house sales show that average sale prices across all properties ranged from £157,000 in Kidderminster, to £172,000 in Stourport-on-Severn to £199,000 in Bewdley. Chaddesley Corbett, and Blakedown were the most expensive locations with sale prices averaging over £300,000.

Location	Av. price detached ('000s)	Av. price semi-detached ('000s)	Av. price terraced ('000s)	Av. price flats ('000s)
Kidderminster	£216 (259)	£139 (385)	£117 (483)	£107 (127)
Stourport-on-Severn	£227 (132)	£139 (138)	£134 (132)	£108 (33)
Bewdley	£273 (78)	£151 (65)	£161 (50)	£115 (31)
Cookley	£245 (7)	£160 (15)	£134 (10)	£105 (12)
Wolverley	£278 (5)	£205 (5)	£240 (3)	£184 (2)
Blakedown	£423 (19)	£189 (7)	(0)	(0)
Chaddesley Corbett	£451 (4)	£312 (3)	£247 (4)	(0)
Shatterford	£240 (9)	£155 (2)	£97 (5)	(0)
Rock	£287 (32)	£172 (9)	£165 (4)	(0)

Source: Land Registry

Number of sales 2004/05 shown in brackets

6.4 The West Midlands Regional Housing Strategy places Wyre Forest along with the rest of Worcestershire in the South Housing Market Area alongside Warwickshire. This area is generally characterised as having mostly moderate to high priced neighbourhoods and a lack of social housing provision. The key issues are linked to affordability problems and the supply of social/affordable housing.

Implementation of Housing Policies and Objectives

6.5 The key aim of the Local Plan in relation to housing is

“to enable the District’s housing needs to be met.”

The Worcestershire County Structure Plan 1996-2011 sets a target of 3,000 new dwellings to be provided in Wyre Forest between 1996 and 2011. The Structure Plan identifies Kidderminster and Stourport-on-Severn as the principal urban areas to accommodate new housing development. This housing provision is largely to cater for local needs arising out of new households rather than an increase in population.

Core Output Indicators

6.6 **Indicator 2a** is a housing trajectory showing net additional dwellings over the previous 5 years and projected net additional dwellings to 2011.

6.7 Housing targets for 2001-2011 have been calculated from the strategic targets shown in Table 1 of the Regional Spatial Strategy using the structure plan proportion allotted to Wyre Forest (10.68%). Between 1996 and April 2001, 1,022 dwellings were completed in the district. During 2004/05 520 dwellings were completed (506 net of demolitions). The number of gross completions was 529 with 9 units being retained in flat conversions of former single dwellings.

6.8 The figures below show the workings for the housing trajectory.

Structure plan allocation 1996-2011	3,000
Structure plan district proportion	10.68%
RSS target housing provision 2001-2007	1,182
<u>RSS target housing provision 2007-2011</u>	<u>488</u>
<u>RSS target housing provision 2001-2011</u>	<u>1,670</u>
Annualised rate 2001-2007 (1,182 / 6 years)	197 per annum
Annualised rate 2007-2011 (488 / 4 years)	1,228 per annum
Completions 2001-2005	1,427
Commitments *2005 (1267 less 52 to be demolished)	1,215
Target 2005-2011	243
Build rate required 2005-2011 (243 / 6 years)	41
Build rate achieved 1996-2001	204
Build rate achieved 2001-2005	357

* With planning permission or Local plan allocation
Pre-2001 figures are not net of demolitions

6.9 Details of the workings of the housing trajectory can be found at Appendix 3. The graph demonstrates the district’s housing supply up to 2011 as of April 1st 2005.

Demolitions

Year	No. dwellings demolished
2000/1	1
2001/2	8
2002/3	2
2003/4	30
2004/5	14
2000-2005	Average 11 per annum

6.10 The demolition figure for 2003/4 is relatively high due to the clearance of 12 maisonettes on the Habberley Estate in Kidderminster. There are a number of replacement dwellings or small-scale (<5 units) redevelopment schemes coming forward in the rural areas. In the future, if funding can be secured, 44 flats are due to be demolished off the Horsefair in Kidderminster and replaced by 29 houses.

Completions on Previously Developed Land

6.11 **Indicator 2b** is the percentage of new and converted dwellings on previously developed land (brownfield). The target figure for 2004/05 was 76%. The actual figure was 86%. It should be noted that this figure is expected to fall slightly over the next few years as a number of longstanding permissions on greenfield sites are completed. A target of 77% has been set for 2005/6. The table below shows the greenfield / brownfield split at both a district level and for the 3 towns and the rural areas. It should be noted that these figures are gross, ie. they include retained dwellings.

2004/5	% gross completions on greenfield sites	% gross completions on brownfield sites
Kidderminster	0	100
Stourport-on-Severn	58	42
Bewdley	4	96
Rural Areas	47	53
District	14	86

The high figure for Stourport-on-Severn is due to the largely greenfield allocation at Timber Lane which distorts the figures. It must be noted that all barn conversions are also categorised as greenfield (in accordance with the PPG3 definition) which accounts for the significant percentage of 'greenfield' site completions in the rural areas (18 out of 38 dwellings completed 2004/05).

Of the 379 dwellings under construction at the end of 2004/05, 80% were on previously developed land.

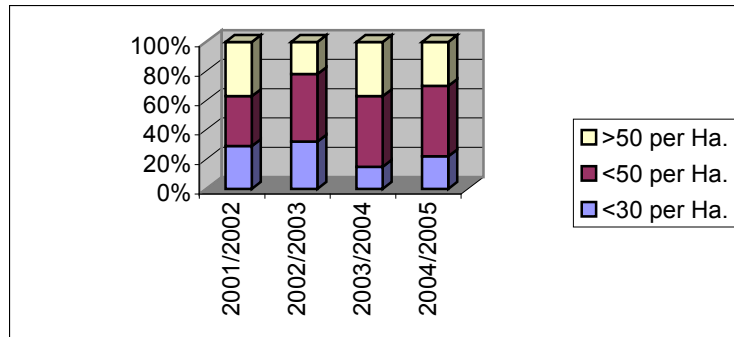
Densities of Completions

6.12 **Indicator 2c** shows the percentage of new dwellings completed at different densities. PPG3 encourages higher densities of housing to make better use of land

and provide more support for public transport. Policy H.5 of the Local Plan specifies minimum net densities for developments within or adjacent to Kidderminster Town Centre of at least 50 dwellings per hectare. Larger urban sites tend to provide a good mix of house types and flats and therefore have a higher overall density. Smaller sites of fewer than 5 dwellings tend to be built at a lower density. Rural conversion schemes are often very low density. It must be remembered that the total samples for Bewdley and the rural areas were very small.

Gross Completions 2004/5	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
Kidderminster	8%	56%	36%
Stourport	46%	20%	34%
Bewdley	50%	8%	32%
Rural Areas	68%	19%	13%
Wyre Forest District	22%	48%	30%

6.13 The diagram below shows how at a district level the proportions have varied in the last 4 years.



6.14 Higher housing densities generally provide more support for public transport and within or adjacent to town centres can lead to more journeys on foot. Policy H.5 of the Local Plan sets out different target housing densities depending on the location. The average density of dwellings completed at the different locations in 2004/05 is shown in the following table. It should be noted that the majority of these dwellings had planning permission granted before the adoption of Policy H.5 in January 2004.

Location	Target density	Average density of 2004/5 completions	Total number of completions 2004/5
Within Kidderminster Town	70 per	152 per hectare	10

Centre inset	hectare		
Within 500m of Kidderminster Town Centre inset and Kidderminster Railway Station	50 per hectare	43 per hectare	264
Within Stourport-on-Severn Town Centre inset	50 per hectare	44 per hectare	4
Within 300m of bus stop on high frequency corridor in Kidderminster or Stourport-on-Severn	40 per hectare	35 per hectare	52
Elsewhere in settlements identified in Policy H.2	30 per hectare	23 per hectare	156

Affordable Housing Provision

6.15 **Indicator 2d** looks at affordable housing completions. The District Council has adopted the West Midlands Local Government Association definition of affordable housing ie. units provided by a registered social landlord or local authority on the basis of need, either for rent or shared ownership or low cost market housing. The Council generally seeks up to 30% affordable units on all development sites over 0.5 Hectares or with 15 or more dwellings. In 2004/05 there were 58 affordable housing units completed, 55 new-build and 3 conversions in a former housing office. Since 2001, a total of 171 affordable units have been provided. A development of 33 flats for a mix of rent and shared ownership are currently under construction at Chapel Street in Kidderminster. The distribution of the affordable units was as follows.

Site	Total no. of units	Houses	Flats
Former Cattle Market, Kidderminster	32	12 x 2-bed; 3 x 3-bed	12 x 1-bed; 6 x 2-bed
Hoo Road, Kidderminster	8	8 x 2-bed	
College Site, Kidderminster	8	6 x 2-bed; 2 x 3-bed	
Timber Lane, Stourport	7	7 x 2-bed	
The Walshes, Stourport	3		3 x 2-bed (conversion of housing office)

Local Output Indicators

Distribution of housing types by location. (net completions 2004/5)

Location	1-bed flat	2-bed flat	3-bed flat	1-bed house	2-bed house	3-bed house	4-bed house	Total
Kidderminster	61	76	3	0	116	80	27	363
Stourport	8	10	0	0	26	25	27	96
Bewdley	2	8	0	2	2	1	8	23
Rural Areas	0	0	0	2	9	11	16	38
Total	71	94	3	4	153	117	78	520

NB. Table does not include 9 retained units from conversions to flats

6.16 The above table shows the distribution of housing completions during 2004/05, split both by type of unit and by location. New-build flats are concentrated in Kidderminster at a few large sites east of the town centre. Most of the properties aimed at the first time buyer are also to be found in Kidderminster where 70% of completed units had only 1 or 2 bedrooms. Overall, 62% of new housing units completed in Wyre Forest District during 2004/5 were of only 1 or 2 bedrooms (Local Output Indicator L2). As stated earlier, the policy is to concentrate new housing provision in Kidderminster and Stourport-on-Severn. 88% of completions were in these two towns (Local Output Indicator L1).

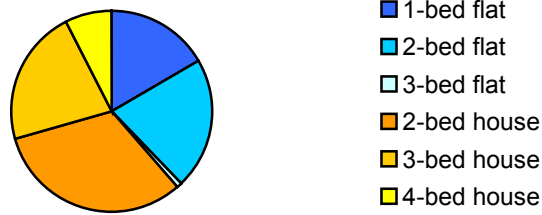
Replacement Rates

6.17 As mentioned at paragraph 6.10, 14 houses were demolished during 2004/05. It is interesting to monitor the replacement rate. 4 of these dwellings will be replaced by single dwellings (ie. replacement dwellings) and the sites of the other 10 will be replaced with 36 units giving an overall replacement ratio of 1:2.9. This is **Local Output Indicator L.3**.

Housing Completions in Kidderminster

6.18 In Kidderminster during 2004/05, almost 40% of new dwellings were flats (140 units). 50 of these were on the old Cattle Market site, 20 were at Round Hill Wharf (both sites being adjacent to the Town Centre) and 16 were at Silver Birch Court near the golf course. Another significant development was the conversion of a former residential home at the junction of Comberton Road and Chester Road into independent living flats for disabled people. During 2004/5 the sites at Round Hill Wharf and Hoo Road quarry were completed, most of the cattle market site was finished and the old Kidderminster College site was progressing well with 56 out of the 76 units being completed. There were a total of 159 units under construction in Kidderminster at April 2005. Large sites under construction include the Cox Homes development of 1,2 and 3 bedroom properties in the Horsefair and the development at Chapel Street where 33 flats are being built for rent and shared ownership.

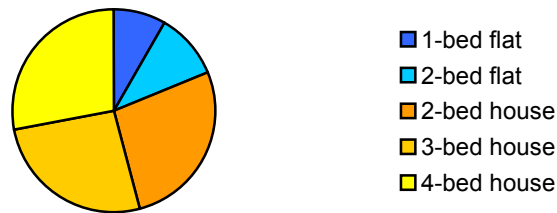
Completions in Kidderminster 2004/05



Housing Completions in Stourport-on-Severn

6.19 In Stourport-on-Severn, continued apace on the Timber Lane site, a long standing allocation from the Urban Areas Plan of 1989. 64 of the 96 completions were at this site. Three housebuilders are working on the site – Laings, Westburys and Morris Homes - providing a total of 236 units ranging from small flats up to 5 bedroom houses. There are also 3 regeneration sites nearer to the town centre at Lichfield Basin, the former Carpets of Worth site and off Baldwin Road. The site at Lichfield Basin has approval for 144 dwellings subject to a Section 106 Agreement. There were a total of 139 dwellings under construction in Stourport-on-Severn at April 2005.

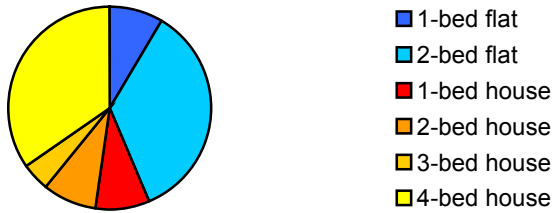
Completions in Stourport 2004/05



Housing Completions in Bewdley

6.20 In Bewdley there were very few completions reflecting the policy of concentrating development within Kidderminster and Stourport-on-Severn. This is consistent with Worcestershire County Structure Plan policy SD.6. Two thirds of the completions were conversions, including the reuse of vacant space above or behind shops. There are no local plan housing allocations in Bewdley. Sites in Bewdley had a total capacity of 65 units with 23 under construction at the end of 2004/05. These are all small sites of under 10 units except for Winbrook Mews, a terrace of 15 town houses, which is nearing completion.

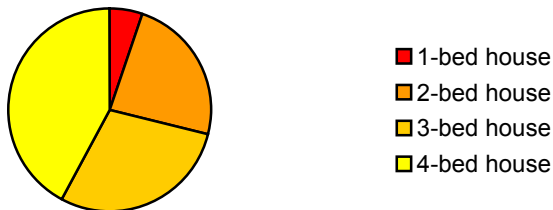
Completions in Bewdley 2004/05



Housing Completions in the Rural Areas

6.21 The rural areas had 38 housing completions during 2004/5. 18 of these were barn conversions and 3 were replacement dwellings. There were no new flats provided in the rural areas. In the last few years there has been a steady stream of barn conversions and at the end of 2004/5 there were 12 units in the course of conversion and 28 with unimplemented permissions. Out of the total number of completions during 2004/5, barn conversions account for a very low proportion overall in the district— less than 4%. However, in the rural areas they accounted for almost half the housing completions.

Completions in Rural Areas 2004/05



6.22 The following table shows the number of completed barn conversions over the last five years.

Year	No. dwellings created from barns
2000/1	3
2001/2	17
2002/3	23
2003/4	23
2004/5	20

NB 2 of the barn conversions in 2004/5 were just inside Stourport-on-Severn Parish boundary.

Summary of Output Indicators

Output Indicator	Ambition	Progress
2a – number of dwellings provided	Target of 3,000 dwellings 1996-2011	2,449 units completed 1996 - 2005 (net of demolitions from 2001)
2b – completions on previously developed land	Target set for 2004/05 76%	86% of 2004/05 completions were on previously developed land
2c – density of housing development	Majority of dwellings at density of at least 30 per hectare	78% of completions at >30 units per hectare
2d – affordable housing provision	Council wishes to provide 360 homes 2000-2005	171 affordable homes provided, 58 during 2004/05
L1 - % housing completions in Kidderminster or Stourport-on-Severn	Majority of new dwellings to be built in 2 main urban areas	88% of 2004/5 completions in Kidderminster or Stourport-on-Severn
L2 - % completed units with 1 or 2 bedrooms	Aim to cater for the increase in smaller households	62% of completions had only 1 or 2 bedrooms
L3 – replacement dwelling ratio	Make good use of land	Ratio of 1:2.86 achieved

Conclusion

6.23 The housing supply in Wyre Forest is healthy, with a good mix of housing being built. There is a need for greater levels of affordable housing provision. The policy of seeking 30% affordable units on sites of 15 or more dwellings (or 0.5 hectares) appears to have resulted in several sites coming in at just below the threshold. These sites do however still meet the density requirements of Policy H.5. Revised housing targets are awaited from the partial review of the Regional Spatial Strategy. The housing allocation of 3,000 dwellings is going to be reached before 2011 and the district planning authority will need to consider its options as part of the review of the Core Strategy, particularly in the light of the need to secure increased affordable housing provision.

CHAPTER 7 EMPLOYMENT

Economic Activity (People aged 16-74) 2001

	Total no.	% in Wyre Forest	% in Worcs.	% in England
Economically Active				
Employed Full Time	30,042	42.3	42.9	40.8
Employed Part Time	9,541	13.4	13.3	11.8
Self Employed	6,241	8.8	9.5	8.3
Unemployed	2,157	3.0	2.6	3.4
Full Time Student	1,469	2.1	2.3	2.6
Economically Inactive				
Retired	10,165	14.3	14.1	13.5
Student	1,996	2.8	3.2	4.7
Looking after home/family	4,153	5.8	5.6	6.5
Permanently sick/disabled	3,520	5.0	4.0	5.3
Other	1,757	2.5	2.5	3.1

Source: Census 2001

Employment by Industry (People aged 16-74) 2001

	Total no.	% in Wyre Forest	% in Worcs.	% in England
Agriculture, hunting and forestry and fishing	725	1.5	2.1	1.5
Mining and Quarrying	51	0.1	0.1	0.3
Manufacturing	11,967	25.4	20.2	14.8
Electricity, gas and water supply	359	0.8	0.8	0.7
Construction	2,915	6.2	6.3	6.8
Wholesale and retail trade, repairs	8,714	18.5	18.4	16.9
Hotels and catering	2,041	4.3	4.3	4.7
Transport, storage and communication	2,415	5.1	5.2	7.1
Financial Intermediation	1,091	2.3	3.1	4.8
Real estate, renting & business activities	4,853	10.3	12.3	13.2
Public admin & defence	1,903	4.0	4.9	5.7
Education	3,142	6.7	7.7	7.7
Health and social care	4,966	10.5	10.4	10.7
Other	2,019	4.3	4.2	5.2

Source: Census 2001

7.1 The table overleaf shows that over 25% of the resident working population in the Wyre Forest was employed in the manufacturing sector in 2001 compared to less than 15% in England as a whole. The Annual Business Inquiry of 2003 shows that

out of just over 34,000 jobs in the Wyre Forest, 7,255 were in manufacturing (21.3% of the total number).

	Wyre Forest employee jobs	% of total jobs in Wyre Forest	% of total jobs in the West Midlands
Total employee jobs	34,081		
Full-time	22,390	65.7	68.6
Part-time	11,690	34.3	31.4
Agriculture and fishing Utilities	466	1.4	1.4
Manufacturing	7,255	21.3	18.0
Construction	1,515	4.4	4.3
Distribution, hotels & restaurants	9,566	28.1	23.8
Transport & communications	1,115	3.3	5.6
Banking, finance & insurance	4,539	13.3	16.5
Public administration, education & health	8,061	23.7	25.6
Other services	1,563	4.6	4.8

Source Annual Business Inquiry 2003

7.2 Of the above employee jobs, 3,386 were tourism related (almost 10% of the total compared with under 7% for the West Midlands region). Manufacturing remains dominant with carpets, boat-building and ceramics being important locally. The concentration of employment within one sector of the economy has a number of disadvantages. The need for diversification is reflected in the District's Economic Development Strategy. Educational attainment and skills are below average, household incomes are below average, there are few big companies (over 250 employees) and no established hi-tech areas or science parks. Growing international competition is forcing the decline of the area's carpet industry, although marine technology (boat building, marine chains and luxury carpets for ocean liners) is an interesting local theme.

Regeneration opportunities

7.3 There are several regeneration opportunities in the form of redevelopment sites in Kidderminster – the former British Sugar site and the Stourport Road Employment Corridor, the former Magistrates Court in Kidderminster Town Centre (Local Plan Policy KTC.3), Green Street Business Centre and the Weavers Wharf development. Oldington and Foley Park ward has funding from the Neighbourhood Management Pathfinder project and external funding is being attracted into Stourport and Bewdley through the Market Towns Initiative. In spite of the many challenges facing Kidderminster, it has not been considered sufficiently deprived as to be able access Single Regeneration Budget monies. Kidderminster has been identified as a regeneration 'hot spot' by Worcestershire County Council and a 'local regeneration area' in the West Midlands Regional Spatial Strategy.

7.4 The former British Sugar site closed in 2002. It could potentially be the catalyst for the long-term regeneration of the whole Stourport Road area. 12 Ha of the 24 Ha site is allocated for B1, B2 and B8 uses in the Local Plan. In addition, Policy E.2 facilitates other uses such as car showrooms etc. It is crucial that the highway network in the area is upgraded and a future study is required to look at a possible link road from the A451 to the A449. There are a number of environmental sensitivities in the area (for example, a Site of Special Scientific Interest and the Staffordshire and Worcestershire Canal Conservation Area). Advantage West Midlands have identified the British Sugar site as a key strategic priority and potentially fundable project. It is thought that the successful regeneration of the British Sugar site could act as a catalyst for the regeneration of other sites along the Stourport Road.

Main Employment Sites

7.5 Within the district itself, the main employment sites are Hoo Farm Industrial Estate, Hoobrook Trading Estate, Stourport Road, Worcester Road and Foley Business Park, all of which are in Kidderminster, together with the Sandy Lane Industrial Estate on the edge of Stourport and the Rushock Trading Estate on the Droitwich Road. The district is generally dominated by businesses employing fewer than 50 people. Local large employers of over 500 employees, include Brintons Carpets, Ceramaspeed (manufacturer of elements for ceramic hobs) and Sealine International (luxury cruiser manufacturer). The 72 hectare Hartlebury Trading Estate which lies just outside the district provides a major location for industry and business and Wyre Forest residents account for some 60% of the workforce there. More people commute out of the district for work than come in. There is a net loss of 8,572 employees who commute out of the district for work (WM Enterprise Consultants 2005). A large number of residents work in the West Midlands conurbation in 'higher order' (generally service sector) occupations which are not available locally. This level is forecast to reduce slightly over the next decade.

Unemployment Data 2004/05

Month	Worcestershire	Wyre Forest	Wyre Forest Claimant count
April 2004	1.9%	2.1%	1053
May 2004	1.8%	2.1%	1024
June 2004	1.8%	2.0%	967
July 2004	1.8%	1.9%	953
August 2004	1.8%	2.0%	987
September 2004	1.7%	1.9%	926
October 2004	1.6%	1.9%	937
November 2004	1.6%	1.8%	912
December 2004	1.6%	1.9%	957
January 2005	1.8%	2.1%	1025
February 2005	1.9%	2.0%	1005
March 2005	1.9%	2.1%	1044

7.6 As can be seen from the previous table, unemployment has averaged about 2% over the last year, slightly above the county average. At a more local level, there are large differences between the wards with Oldington and Foley Park along with Broadwaters experiencing much higher levels of unemployment. In March 2005 Oldington and Foley Park had 5.1% and Broadwaters 4.2% unemployment equating to 27 % of the district's claimants. Although unemployment levels within Kidderminster are not especially high, a high proportion of the jobs within the local area pay relatively low wages and it is apparent that a high percentage of the local population is employed in lower skilled lower order occupations. It would appear that a high proportion of the local workforce does not possess the necessary skills to work in expanding 'higher order' service industries or higher value added manufacturing industries.

Implementation of Employment of Policies and Objectives

7.7 The key employment aim of the Adopted Local Plan 2004 is

“to encourage economic prosperity and identify enough land to meet the District's employment needs”

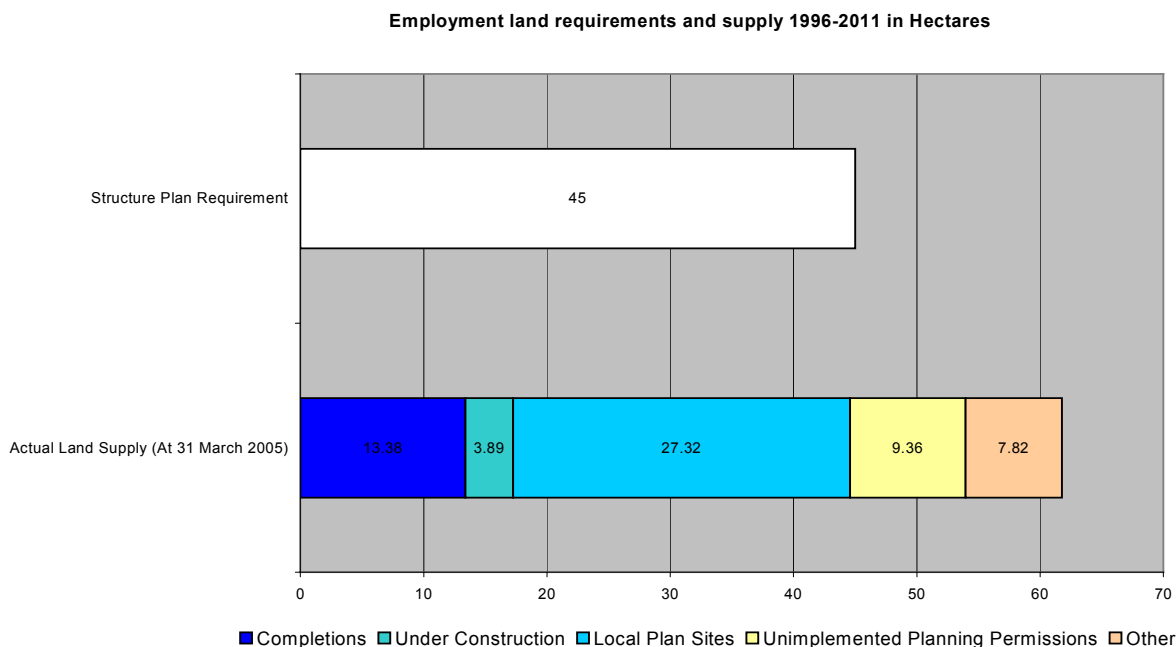
7.8 There are 6 Core Output Indicators that relate to employment provision, 1a to 1f. **Core Output Indicator 1a** measures the amount of floorspace developed for employment by type during 2004/05. Only 811sq.m (0.16 Ha) were completed, all for B1 uses. The following table (taken from the Employment Land Availability 1st April 2005) details the completed sites.

Location	Planning Application	Development	Floorspace	Area (Ha)
45 Mill Street, Kidderminster	WF/874/03	Erection of one town house, 2 flats, 1 office (B1) including artists studio and betting office (3 storeys)	67sq.m	0.02
The Dog House, Dog Lane, Bewdley	WF/781/04	Change of use of first floor to offices (B1)	300sq.m	0.03
31 Stourport Road, Kidderminster	WF/187/03	Extension and alteration and change of use from A1 & B1 to B1	444sq.m	0.11
Total area			811sq.m	0.16

7.9 **Core Output Indicator 1b** measures the amount of land developed for employment in employment or regeneration areas as defined in the local plan. None of the above completions were in such a zone. However, it should be noted that two of the Local Plan Employment sites at Folkes Forge (EMP.1) and on Worcester Road opposite the Hoo Farm Industrial Estate (EMP.2) both have planning permission for the erection of industrial units and new access roads, a total area of 8.75 Ha.

7.10 **Core Output indicator 1c** shows the amount of land developed for employment use which was on previously developed land. For 2004/05 100% of completions (811 sq.m) were on such sites.

7.11 **Core Output indicator 1d** shows the actual employment land supply for the whole district. The Worcestershire County Structure Plan 1996-2011 requires the provision of 'about 45 hectares' of land in the Wyre Forest District for employment uses within Classes B1, B2 and B8 between April 1996 and March 2011.



During 2004/05 the amount of land available for employment use increased by 0.93Ha. In total 13.38ha of employment land has been completed since 1996, with 3.89Ha under construction as of 1st April 2005. The information given in the graph relates to land that is available in planning terms and therefore suggests that not all this land is available on the market.

7.12 The type of use for each of the allocated sites is shown in the table.

Type of site	Type of unit	Area (Ha)
Sites under construction	B1/B2 unit	1.03
	13 B1/B2 units	2.84
	B1 unit (conversion)	0.02
	2 B1/B2/B8 units	0.11
Adopted local plan sites	17 B1/B2/B8 units EMP.2	3.12
	B1/B2 units EMP.4	0.57
	B1/B2/B8 units EMP.1	5.63
	Lea Castle Hospital	6
	British Sugar Factory	12
Rushock Trading Estate sites	Outline p.p for B1/B2/B8 units on 5 plots	4.18
	Plot 6d lapsed permission	0.19
Other sites with outstanding planning permission	B1 use only on 2 sites	0.23
	B1/B2 uses on 3 sites	0.41
	B1/B8 uses on 1 site	0.07
	B1/B2/B8 uses on 6 sites	8.98
Other sites in areas allocated for B class uses	8 sites B1/B2/B8 uses	3.45

Employment Land Availability Changes Over Time

Date	Completions Since April 1 st 1996	Under Construction	Local Plan Sites	Unimplemented Planning permissions	Other	Total	Structure Plan Requirement
At 1 st April 2002	12.28	1.03	5.38	10.96	6.86	36.51	About 45ha
At 1 st April 2003	13.19	3.87	5.17	8.12	6.86	37.21	About 45ha
At 1 st April 2004	13.22	3.91	27.32*	9.08	8.33	61.86	About 45ha
At 1 st April 2005	13.38	3.89	27.32	9.36	7.82	61.77	About 45ha

Figures in Hectares

*excludes Phase II of British Sugar site

The previous table indicates the amount of employment land available throughout the District over the past 4 years. During the Annual Monitoring year 2004-05 the total land available for employment exceeded the Structure Plan Requirement by 16.77ha.

7.13 **Core Output indicator 1e** measures losses of employment land to other uses. During 2004/05 just the one site was omitted from the Employment Land Availability schedule.

Location	Reason for loss	Site Area
Elim Penecostal Church, Prospect Hill, Kidderminster	Permission for restaurant implemented instead of office conversion	0.08ha

7.14 **Core Output indicator 1f** measures the amount of employment land lost to residential development. There were no residential completions during 2004/05 on land allocated for employment purposes in the District Local Plan

Summary of Output Indicators

Output Indicator	Ambition	Progress
1a	To increase uptake of employment sites	811sq.m floorspace completed 2004/05
1b	To increase uptake of employment sites in regeneration areas as defined in local plan	No completions during 2004/05
1c	Maximise reuse of land and buildings	100% of 2004/05 completions on previously developed land
1d	Provide about 45 Ha for employment 1996-2011 as per Structure Plan	Employment Land Availability April 2005 showed total allocations of 61.77 Ha
1e	Minimal loss of employment land to other uses	One site of 0.08 Ha lost. Conversion to Offices not implemented
1f	Minimal loss of employment land to residential uses	No land zoned for employment lost to housing use in 2004/05.

Wyre Forest has a sufficient supply of employment land to meet Structure Plan requirements, but uptake has been very low in recent years. However, a number of developments are likely to begin construction during 2005/06.

CHAPTER 8 THE LOCAL ENVIRONMENT

THE LANDSCAPE

8.1 Although Wyre Forest District has a sizeable urban population,(84,000 lived in the 3 towns in 2001) a large part of the district is rural, particularly to the west of the River Severn. The natural environment is seen as one of the district's main assets. 57% of the district is covered by the West Midlands Green Belt (land to the east of the River Severn). To the west of the River Severn, the countryside is designated a Landscape Protection Area (45% of the district has this protection). All land outside of the urban areas is protected by one of these designations with a large area also identified as an Area of Great Landscape Value (40% of the district). As a result of these allocations, the rural landscape is protected from inappropriate development.

8.2 Two key objectives of the Adopted Local Plan are to retain the existing boundary of the Green Belt and prevent inappropriate development within it and to safeguard and enhance the District's landscape character and landmarks.

MAJOR APPLICATIONS IN THE GREEN BELT 1st APRIL 2004 – 31st MARCH 2005

Address	Size of site (Ha)	Size of Development	Proposed Use	Decision at April 2005	Comment if granted
Bodenham Arboretum Wolverley	0.37		Leisure	Application granted (Full)	Extension to existing development
West Midlands Safari Park (Tiger House)	0.33	195 sq.m	Leisure	Application granted (Full)	Extension to existing development
West Midlands Safari Park (Rhinoceros House)	7.06	238 sq.m	Leisure	Application not determined	
West Midlands Safari Park (drive-thru' tiger compound)	0.692		Leisure	Application not determined	

The above table shows that very few 'major' applications are received for land in the Green Belt. Amongst the smaller-scale applications granted permission are barn conversions to residential or office use, replacement dwellings and residential extensions. Green Belt policies were cited 341 times in 2004/5 as a reason for approval (278) or refusal (63) of a planning application. During 2004/5 landscape protection policies were cited 212 times as reasons for approval and 54 times as reasons for refusal.

NATURE CONSERVATION

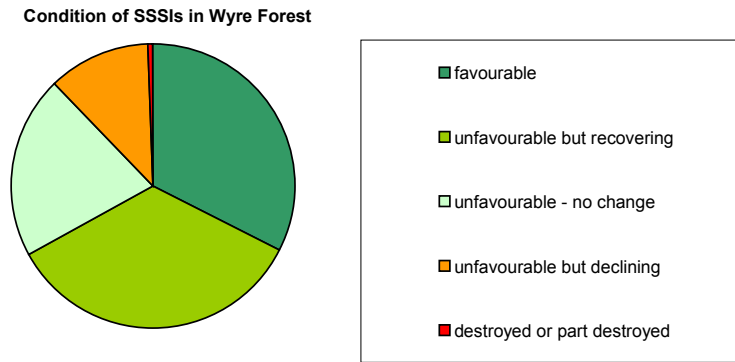
8.3 The key aim of the local Plan in relation to nature conservation is:

“to safeguard and enhance the distinctive natural environment of the District.”

8.4 The district contains a rich variety of nature conservation interests. A key aim of the Local Plan is to safeguard and enhance the distinctive natural environment of the District. A number of areas of national importance are found within the district with 6% of the land area designated as Sites of Special Scientific Interest (SSSIs). A variety of habitats are found including broadleaved mixed woodland, neutral grassland, acid grassland and heathland. The largest such designation is that of the Wyre Forest itself. English Nature conduct a rolling programme of site condition surveys for all the SSSIs over a six-year period. The results for those sites within Wyre Forest District are shown in the table below.

Name of site	Size in hectares	Condition(from English Nature surveys)
Areley Wood	16.95	Favourable
Bliss Gate Pastures	2.01	Favourable
Browns Close Meadow	2.67	Favourable
Buckeridge Meadow	2.59	Favourable
Devil's Spittleful	22.15 77.13	Unfavourable – no change Unfavourable but recovering
Dumbleton Dingle	1.49	Favourable
Eymore railway Cutting	0.22	Unfavourable , no change
Feckenham Forest	59.85	Mostly unfavourable but recovering
Hartlebury Common	0.77	Unfavourable - declining
Hurcott and Podmore Pools	21.65	Majority unfavourable
Hurcott Pasture	4.69	Unfavourable – declining
Kinver Edge	9.65	Unfavourable but recovering
Puxton Marshes	7.66 5.27	Favourable Part destroyed where flood alleviation works have taken place
Ranters Bank pastures	2.18	Unfavourable but recovering
River Stour Floodplain	17.64	Favourable
Showground Meadow Callow Hill	0.83	Favourable
Stourvale marsh	9.28	Unfavourable – declining
Wilden Marsh	40.51	Unfavourable - declining
Wyre Forest	316.13 242.91 210.82 79.31	Favourable Unfavourable but recovering Unfavourable – no change Unfavourable – declining

8.5 As can be seen from the table, 67% of SSSIs were classified as favourable or unfavourable but recovering. This is higher than the national figure which showed only 58% in this condition. The Government has set a target of 95% of SSSIs by land area to be in favourable condition by 2010.



8.6 There are also a number of national and local nature reserves in the district. National Nature Reserves can be found at Chaddesley Woods (part of the Royal Forest of Feckenham) and the Wyre Forest itself. The Wyre Forest is part of one of the largest ancient lowland coppice woodlands in England. It is the home of the largest colony of pearl-bordered fritillary butterflies. There are also eight local nature reserves managed by the District Council, including Half Crown Wood in Stourport-on-Severn which was designated in December 2004(see Core Output Indicator 8). In 1998, the District Council set up the Grazing Animal Project. Cattle are used to graze the land. This helps to recreate land management practices for conservation management on the nature reserves. The nature reserve at Hurcott Wood contains the largest single alder wood in Worcestershire. The heathlands at Devil's Spittleful / Rifle Range near Kidderminster and at Burlish Top near Stourport-on-Severn are very important because they support plants which are not found elsewhere in lowland Britain as well as insects and reptiles. Heathland and acid grasslands suffer from invasion by bracken, scrub and woodland, over grazing by horses, and erosion caused by excessive recreational use. Positive management has been introduced which often includes managed grazing. Through positive management, a large area of scrub woodland at the Rifle range has been reverted to lowland heath over the last year.

8.7 The condition of the Council's Local Nature Reserves has been assessed using the English Nature criteria and the results are shown in the table below. One of the objective's of the Local Plan is to enhance the indigenous biodiversity of the District. Local Output Indicator L4 measures the percentage of Local Nature Reserves meeting Biodiversity Action Plan criteria. This has increased from 31% in 2003/04 to 51.5% in 2004/05.

Site	Size (Ha)	Habitat	Condition
Blake Marsh	4.33	Wet woodland / marsh	Unfavourable recovering
Burlish Top	38.90	Heathland	Unfavourable recovering
Habberley Valley	24.83	Ancient Woodland	Favourable
		Acid grassland	Unfavourable recovering
		Heathland	Unfavourable no change
Half Crown Wood	5	Mixed woodland	Unfavourable recovering
		Meadow	Unfavourable declining
Hurcott Pool	41.03	Wet & mixed woodland	Unfavourable declining
Redstone Marsh	7.07	Marsh, wet grassland	Favourable
		Dry broadleaved woodland	Unfavourable declining
Spennells Valley	15.77	Wet woodland / marsh	Unfavourable no change
		Dry acid woodland	Unfavourable declining
		Mixed woodland	Favourable
Vicarage Farm Heath	11.4	Heathland	Unfavourable no change

RIVERS AND FLOODPLAINS

8.8 The Rivers Severn and Stour are very important for nature conservation along with the Staffordshire and Worcestershire Canal to a lesser extent. Rivers, streams and canals provide wildlife corridor links between habitats. The natural flooding regime of major rivers sustains many important wetlands. The River Stour itself has been heavily polluted in the past due to industry but is now recovering. The associated wetlands around Kidderminster and Stourport-on-Severn are some of the best river valley marshlands in Worcestershire.

8.9 The rivers, although important for the flora and fauna they bring to the area, also bring the threat of widespread flooding to the district. A flood alleviation levee has recently been completed across Puxton Marshes. This will take excess water from the River Stour in times of flood thereby preventing flooding in Kidderminster town centre. Bewdley has frequently made national headlines when the River Severn has caused widespread flooding of town centre properties. As a result of this, the Environment Agency has been carrying out construction works to allow a demountable flood defence barrier to be put in place in times of flood. The works to Severnside North are already complete, and Severnside South is expected to be

finished by November 2005. Contractors have been working at Severnside South since early 2004. As part of the scheme, a new civic space will be provided next to the bridge over the River Severn.

- 8.10 Core Output Indicator 7 monitors planning applications granted contrary to Environment Agency advice. This is a proxy measure of inappropriate development in the flood plain and development that adversely affects water quality. There were no such approvals in the District in 2004/05.

RENEWABLE ENERGY

- 8.11 Electricity and heat can be generated from renewable energy resources such as wind, water, solar and biomass. These sources will not deplete and will help to reduce the amount of carbon dioxide produced. The potential energy from these renewable technologies is extremely large. However, development is limited to projects that are economically viable, which can gain planning consent and which have community support. The physical nature of Wyre Forest District dictates which renewable energy technologies are suitable. As a land bound, generally low lying area, the potential for development is limited to technologies using biomass (energy crops and waste), solar energy, running water, wind and small scale ground source heat. The adopted local plan contains no specific policy relating to renewable energy. Policy D.6, however, requires sustainable energy sources to be used, where practicable, including solar and wind energy, passive ventilation and the use of recyclable building materials. It was considered unnecessary to include a particular policy on renewable energy given the absence of any initiatives or proposals for renewable energy in the Wyre Forest. This will be considered further, in the light of latest guidance, as part of the Core Strategy.

- 8.12 Core Output Indicator 9 measures renewable energy capacity installed by type. There have been no such installations in Wyre Forest.

BROWNFIELD LAND

- 8.13 One of the Local Plan's main objectives is to make the best use of land by encouraging the reuse of previously developed or brownfield land and buildings. The local plan contains a number of brownfield sites where redevelopment is planned. Most of these are concentrated in the centre of Kidderminster and Stourport-on-Severn and along the Stourport Road in Kidderminster. The largest redevelopment site is at the former British Sugar Factory where 24 hectares is earmarked for employment use. During 2004/05 residential development was completed on 16 hectares (Local Output Indicator L5) with another 15 hectares under construction.

PARKS AND OPEN SPACES

- 8.14 The three towns within Wyre Forest District are fortunate in having a number of parks. Kidderminster has a number of town parks such as Brinton, St. Georges, Baxter Gardens, Broadwaters and Springfield. In Stourport-on-Severn the Memorial Park is managed by the Town Council and Bewdley has the Jubilee Gardens tucked

away behind the Museum. Bewdley and Stourport-on-Severn also have extensive riverside parks alongside the River Severn. Core Output Indicator 4c measures the amount and percentage of total open space managed to Green Flag Award standards. The Green Flag Award is a marker of good quality management and parks are judged on 8 criteria – environmental protection, management, community involvement, consultation, sustainability, safety, cleanliness and accessibility.

- 8.15 Broadwaters Park has been awarded a Green Pennant. This is the equivalent of a green flag for open spaces managed by voluntary groups. The 2.8 Ha park runs alongside Stourbridge Road in Kidderminster and is managed by a local community group of about 40 volunteers in liaison with the council's parks section. A community arts project centred on the old mill is run in conjunction with local schools and youth groups and a sensory garden has been created.
- 8.16 Until a detailed open space audit is conducted, it will not be possible to give an accurate assessment of how many sites meet the criteria for a Green Flag. It is hoped that this data will be available for the next Annual Monitoring Report.

THE BUILT ENVIRONMENT

Conservation areas

- 8.17 There are sixteen Conservation Areas in Wyre Forest District. Three are located in Kidderminster, three are in Stourport-on-Severn, one covers the centre of Bewdley and one encompasses the Staffordshire and Worcestershire Canal and its immediate environment which runs through urban and rural areas including parts of Kidderminster and Stourport-on-Severn town centres.
- 8.18 Conserving and enhancing the quality of the environment is a key element in the achievement of sustainable development. A high quality built, natural and historic environment will help to attract and retain investment and contribute to the quality of life of residents and visitors. Improving the quality of the environment in Kidderminster and Stourport-on-Severn town centres will discourage out-migration to the rural areas and encourage people to take up residence in the town centre redevelopment schemes.
- 8.19 The following table shows the distribution of Conservation Areas and Listed Buildings between the 3 towns and the rural areas. The number of statutorily listed buildings is an approximate figure as List Entries often refer to more than one building or structure.

Location	Number of Conservation Areas	Number of Listed Buildings	Number of Locally Listed Buildings
Kidderminster	3 (1)	99	432
Stourport-on-Severn	4 ((3)	144	0
Bewdley	1 (1)	460	0
Rural areas	7	225	0

Note: the Staffordshire and Worcestershire Canal Conservation Area extends throughout the District from Cookley via Kidderminster to Stourport-on-Severn.
Numbers in brackets refer to the number of conservation areas with character appraisals

8.17 During 2004/05 research was undertaken into a proposed conservation area for the village of Stone to the south-east of Kidderminster. Following consultation with landowners and the local population it was decided not to proceed with the declaration of a Conservation Area due to a lack of local support. Work is progressing well on the Character Appraisal for Chaddesley Corbett Conservation Area and it is intended that more character appraisals will be prepared during 2005/06. Existing character appraisals will also require updating in future years.

The Local List

8.18 In the Local Plan, the Council stated its intention to draw up a list of locally listed buildings. A draft Local List for Kidderminster was drawn up in 2004 and owners and interested groups were consulted as to which buildings and structures should be included. A Locally Listed Building is one that has been recognised by the District Council as being of local interest, either for historical associations, or for its architectural style. Entries range from large houses to entire terraces, as well as public houses, offices and shops, chapels, walls and viaducts. Any works requiring planning permission will need to be sympathetic to protect the character and appearance of the building or structure. Two of the entries in the Kidderminster Local List have subsequently been added to the statutory List – the Church of St. John the Baptist on Bewdley Road and the War Memorial adjacent to St. Mary's Church on the ring road, both in Kidderminster. There are 432 buildings and structures included in Kidderminster's Local List.

Buildings at Risk

8.19 A Buildings at Risk survey of all statutorily listed buildings in the district is planned for 2005/6. This will update previous surveys undertaken in 1990 and 1996/7. A number of high profile refurbishment schemes of listed buildings have been completed in recent years including Slingfield Mill at Weavers Wharf and Champion House on Green Street. The Piano Building (also part of the Weavers Wharf development) has planning permission for conversion into retail units with residential apartments above. It is hoped that work will begin during 2005 to bring this building back into beneficial use. Next year's Annual Monitoring Report will summarise the findings from the 2005 Buildings at Risk Survey. It is hoped that all Statutorily Listed Buildings in Kidderminster, Stourport-on-Severn and Bewdley can be surveyed along with as many as possible of those in the outlying rural areas.

Design

8.20 The last year has seen several milestones reached in the district council's drive to improve and protect the built environment. The Design Quality SPG was adopted in June. This explains how the Council will try to secure high quality design to create places that are attractive and safe to use. At the same time, the Shop-front Guide for the Historic Environment was adopted. This sets out the key principles of good shop-front design. Both documents have been used in the determination of planning applications since their adoption.

Summary of Output Indicators

Output Indicator	Ambition	Progress
4c – amount and percentage of total open space managed to Green Flag Award standards	To improve the standard of local parks	Broadwaters Park, Kidderminster awarded Green Pennant; QEII Silver Jubilee Gardens, Bewdley of similar standard
7 – number of planning permissions granted contrary to EA advice	To minimise inappropriate development in the floodplain	No permissions granted contrary to EA advice in 2004/05
8 – (i) change in priority habitats and species (ii) change in areas designated for intrinsic environmental value	To promote creation of appropriate new habitats	Half Crown Wood LNR designated Dec.2004 (5 Ha)
9 – renewable energy capacity installed	To encourage a shift towards renewable energy resources	No renewable energy installed in 2004/05
L4 - % Local Nature Reserves meeting Biodiversity Action Plan criteria	To safeguard and enhance indigenous biodiversity	Increased from 31% in 2003/4 to 51.5% in 2004/5
L5 - Ha of brownfield land redeveloped	To make the best use of land	16 Ha redeveloped for housing; 15 Ha under construction at 1 st April 2005
L6 - number of character appraisals prepared	To preserve and enhance conservation areas and listed buildings	No Character Appraisals completed in 2004/05. Work started on Character Appraisal for Chaddesley Corbett CA
L7 – Number of buildings and structures added to Local Lists		432 buildings and structures in Kidderminster are on the Local List (237 entries)

CHAPTER 9 TRANSPORT

General background

- 9.1 Several major roads converge on Kidderminster. This can lead to congestion at peak times, particularly on the northern section of the Kidderminster Ring Road. The river crossings are also congestion hotspots, especially in Stourport-on-Severn.
- 9.2 Kidderminster is served by Network Rail with direct services to Worcester, Stourbridge, Birmingham and London. There is also a small station at Blakedown on the Kidderminster- Stourbridge line. The service is well used with heavy use at peak periods. Kidderminster is also the terminus for the Severn Valley Railway, a restored steam railway that runs to Bridgnorth via Bewdley. Bus services operate out of Kidderminster Bus Station adjacent to the new Weavers Wharf retail and leisure development.
- 9.3 The Worcestershire Local Transport Plan 2001-2006 proposed improvements at Kidderminster Rail Station as well as traffic management schemes for the main radial routes. The Adopted Local Plan aims to address the land use implications of these proposals.

Cycling

- 9.4 The Wyre Forest Cycle Strategy was adopted as Supplementary Planning Guidance in 2002. This sets out proposals for cycle routes within the district together with improvements to cycling infrastructure. Part of the Sustrans National Cycle Network passes through the district using the towpath of the Staffordshire and Worcestershire Canal. A link route from the Bewdley Bypass to the Stourport Road and canal is currently under construction. This passes through Burlish Top Local Nature Reserve and Chestnut Wood. Plans are also being drawn up for a shared use path to link the Broadwaters area of Kidderminster via Springfield Park and the Stack Pool to Kidderminster town centre, together with another cycle path through Brinton Park in Kidderminster to connect the Foley Park area with the town centre. Policy TR.6 of the Adopted Local Plan promotes the provision of cycling infrastructure in all major new developments.

Buses

- 9.5 A Bus Quality Partnership has been established covering the Wyre Forest area. The partnership has helped to attract Rural Bus Challenge funding to support the improvement of local bus services, particularly in the evening, linking Bewdley and Stourport-on-Severn with Kidderminster railway station and Hartlebury. The District council operates a small park-and-ride scheme into Kidderminster town centre from Stadium Close on Hoo Road.

Rail

9.6 Kidderminster Rail Station is the second busiest in Worcestershire. It handled 926,000 passengers in 2004, an increase of nearly 250,000 on the 2002 figures. This large increase can be attributed in part to the peak hour direct London services introduced by Chiltern Trains. It is very important that the station is upgraded and links with bus services are improved. Kidderminster Station has also been found to generate 41 passengers per train, a higher figure than other comparable non-metropolitan stations within the West Midlands.

Accessibility

9.7 Easy access to employment, health, education, leisure and retail services is important for all sectors of society. The transport network should be able to offer all sections of the population opportunities to travel. This can be achieved by ensuring that new developments are easy to reach and there is adequate investment in the transport network. The County Council has undertaken accessibility mapping using Accession software.

Air Quality Management Areas

9.8 Two out of Worcestershire's three air quality management areas are in the Wyre Forest at Welch Gate in Bewdley and Horsefair in Kidderminster. Both these sites are major traffic bottlenecks and the poor air quality is directly attributable to the build up traffic fumes in the narrow streets. There are also four borderline sites in Worcestershire and two of these can be found in Kidderminster and Stourport-on-Severn town centres. It is vital that traffic management measures are brought in to tackle these problems and also to ensure that no new Air Quality Management Areas are declared.

Policies and Objectives

9.9 The key aim of the local plan in relation to transport is

“to reduce the need to travel, particularly by car, and to promote other ways of travelling.”

As stated in the housing chapter, locating as much development as possible within the town centres will help to reduce reliance on the private car and encourage greater use of public transport.

Core Output Indicators

9.10 There are two Core Output Indicators that relate to transport, 3a and 3b.

Indicator 3a looks at the number of completed non-residential schemes which comply with parking standards. The only non-residential completions were for B1 offices as outlined in the following table. All these complied with the Local Plan parking standard of providing 1 parking space per 25 sq. m of floorspace.

Location	Development	Floorspace	No. of parking spaces
45 Mill Street, Kidderminster	Mixed use scheme with two small offices at ground floor level	67 sq.m	2
The Dog House, Dog Lane, Bewdley	Change of use of first floor to offices (B1)	300 sq.m	12
31 Stourport Road, Kidderminster	Extension and alteration and change of use from A1 & B1 to B1	444 sq.m	17

9.11 **Indicator 3b** compares the number of completed residential schemes within 30 minutes public transport time (or walking time) of certain key basic services such as a GP, hospital, primary and secondary school, employment centre and a major retail centre. Accessibility mapping software has only recently become available and more specific analysis should be available for the 2005/6 Annual Monitoring Report. Accessibility maps have been produced for the district using Accession software. All housing completions during 2004/05 have been plotted along with the scheduled bus routes operating at October 2004. The locations of Kidderminster Hospital, GP surgeries, major employment locations and secondary schools were then plotted. From this, contour maps have been produced which show which of the 108 housing sites were within 30 minutes travel time by public transport. Appendix 4 contains these maps. Access to first schools and retail centres has also been plotted in-house using our GIS system.

9.12 10 housing sites have had at least 10 completions during 2004/05. All of these sites scored well on the accessibility criteria except for the large Timber Lane development in Stourport-on-Severn which falls just outside 30 minutes travel time to Kidderminster Hospital. The following table shows the number of dwellings and percentage of the 520 completions in 2004/05 falling within a 30 minute travelling time by public transport for each of the services.

Indicator	Number of dwellings	% of total (520)
Within 30 min of hospital	398	77
Within 30 min of GP surgery	495	95
Within 30 min of primary school	496	95
Within 30 min of secondary school	484	93
Within 30 min of employment centre	485	93
Within 30 min of major retail centre	496	95

Local Output Indicators

- 9.14 Policy TR.6 Cycling Infrastructure seeks to improve and protect cycling infrastructure within the District through ensuring that all new major developments include cycle facilities in their proposals. A number of local output indicators have been drawn up which monitor cycling facilities in the district.
- 9.15 Two housing schemes were under construction in 2004/05 which included cycle parking facilities. These are required as part of the Worcestershire County Council parking standards for all major developments. Capacity for 6 bicycles is a minimum requirement. Local Output Indicator L8 measures the number of developments under construction which provide facilities for cyclists.

New developments incorporating facilities for cyclists.

Location of new development.	Type of provision for cyclists.
14 Apartments at Blakedown	6 sheffield stands
33 Apartments at Chapel St, Kidderminster	6 sheffield stands

- 9.16 Policy IMP.1 of the Adopted Local Plan sets the background for the use of planning obligations to provide for related environmental works, infrastructure, community facilities and services. The transportation policies within the Local Plan set out the requirements for developer funding towards walking, cycling and public transport infrastructure in appropriate circumstances.
- 9.17 Funding for sustainable transport projects has been received from 5 development schemes between 2000/01 and 2003/04. No new monies have been received in 2004/05 from Section 106 Agreements.

Number of Section 106 agreements relating to sustainable transport initiatives

Application Site	Amount	Contribution Towards
Waterside Grange, Kidderminster	£50,000	Pedestrian /cycle linkage
New Forest Close, Far Forest	£5,000	Sustainable transport for Rock Parish
Foley Business Park, Stourport Road, Kidderminster	£10,000	Footpath / cycle link at Brinton Park
Lion Square, Bromsgrove Street, Kidderminster	£10,000	Cycle parking or pedestrian access improvements in Kidderminster town centre
Kidderminster College Relocation	£75,000	Sustainable Transport measures to improve access to College

9.16 Further details of cycle infrastructure can be obtained from the Wyre Forest Cycle Strategy Monitoring Report.

Summary of Output Indicators

Output Indicator	Ambition	Progress
3a – Amount of completed non-residential development complying with car parking standards	To apply parking standards as maxima as set out in PPG.13	100% of non-residential completions complied with parking standards
3b – Amount of new residential development within 30 minutes public transport time of: GP surgery Kidderminster Hospital A primary school A secondary school Areas of employment A major retail centre	To locate new residential development within accessible locations for public transport	95% 77% 95% 93% 93% 95%
L8 – number of developments under construction providing cycle parking	To encourage less reliance on the private car	2

CHAPTER 10 RETAILING AND TOWN CENTRES

Wyre Forest Retail Hierarchy

Major County Centre - Kidderminster

Town Centre - Stourport-on-Severn

District Centre - Bewdley

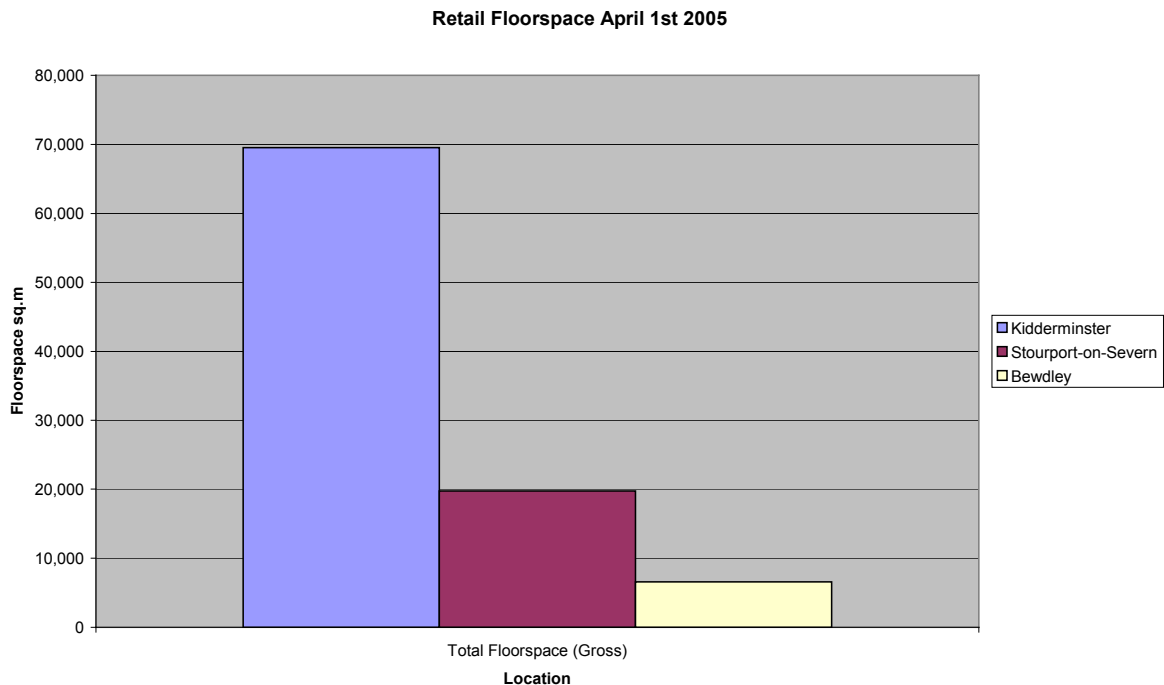
Local Centres – Various (17 in Total)

10.1 The Retailing section of the Adopted Local Plan sets out the Council's approach and policies towards the District's retail offer. The Strategy aims to:

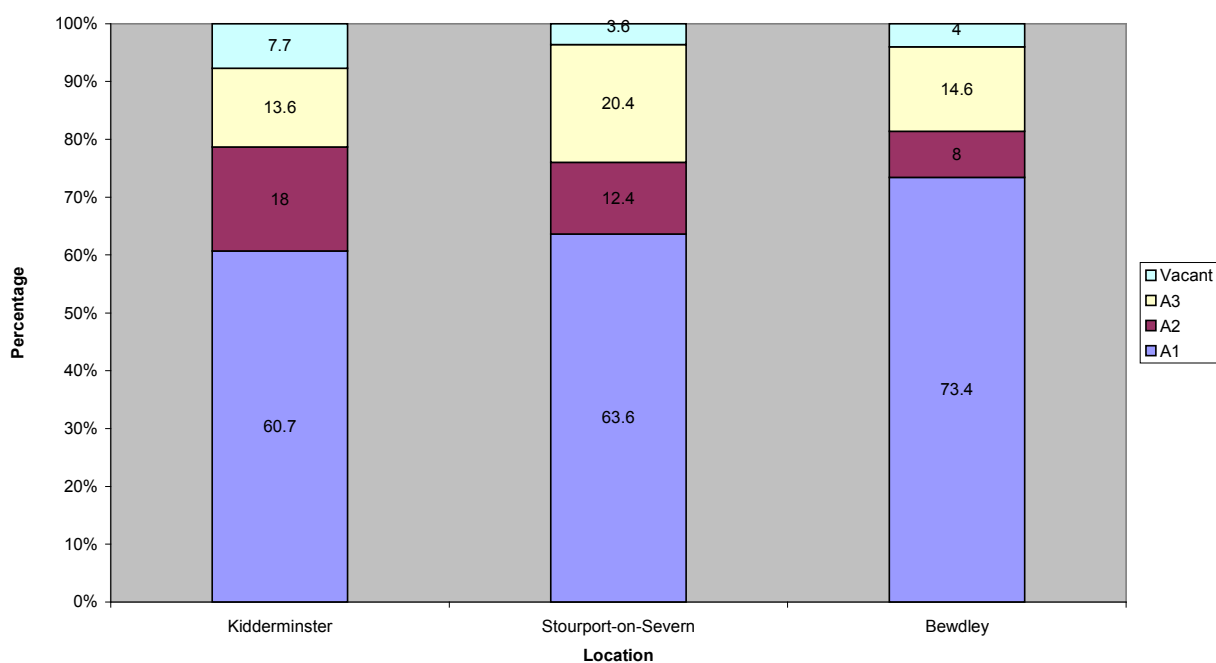
- Sustain and enhance the vitality and viability of existing designated centres within the district by focusing new development within those centres wherever possible;
- Provide opportunities to improve the range and variety of shopping facilities;
- Conserve and enhance the special character of the shopping environments of Stourport-on-Severn and Bewdley centres and;
- Reduce the need to travel.

Policy PA.11 of the Regional Spatial Strategy provides the basis for the regional hierarchy and the polycentric network of 25 regional centres (including Kidderminster)

Retail Floorspace



Percentage of floorspace by Use Class



Floorspace at 1st April 2005

Large Foodstores at 1st April 2005

Store	Location	Gross Floorspace (m ²)	Net Floorspace (m ²)
KIDDERMINSTER			
Aldi	New Road/Green Street	1,200	960
Co-Op	Franch Road	2,618	2,094
Iceland	Market Street	980	637
Safeway	Oxford Street	2,940	2,352
Sainsbury	Carpet Trades Way	7,645	6,116
Somerfield	New Road	1,403	1,122
Tesco	Castle Road	7,590	6,072
Waitrose	Swan Centre	1,040	676
STOURPORT-ON-SEVERN			
Co-Op	Lombard Street	2,840	1,846
Kwik Save	Bridge Street	780	507
Lidl	Vale Road	1,250	813
Tesco	Lombard Street	640	416
BEWDLEY			
Co-Op	Load Street	315	205

10.2 The Adopted Local Plan has a policy (RT.5) to prevent retail development at out-of-centre locations unless there is a clear need and it can be clearly demonstrated

that no suitable sites exist in town centre or edge-of-centre locations. There have been no Out-of-Centre retail developments over the last year.

- 10.3 The Adopted Local Plan Retail (RT) and Town Centre (TC) policies encourage proposals that ensure an appropriate balance of uses throughout the town centre areas. Within Kidderminster, KTC.1 makes provisions for a broad mix of town centre land uses. The final stages of KTC.1 are due to be completed with the proposals for the development of the listed Piano Building. The official opening of the Weavers Wharf (KTC.1) development was in March 2004. The scheme incorporates almost 26,000m² (gross) of A1 retail and leisure uses including a 7,500m² (gross) Tesco superstore and a JJB leisure and fitness club. Listed buildings on the site have been converted into a De Bradley Mills outlet and a restaurant.
- 10.4 The development of the Piano Building located within the Weavers Wharf complex will signal a promotion of the mixed-use scheme. Planning permission has been granted for the conversion of the listed building with retail use at ground and first floor level and residential at second and third floor level.
- 10.5 The out of centre Crossley Retail Park opened in late 2000 on the site of the former Coloroll Carpet Factory and is adjacent to the Town Centre inset. This incorporates carpet, furniture, electrical retailers and a large home and garden store. The Sainsburys superstore is adjacent to this site. The Crossley retail units are limited by condition to the sale of bulky goods.
- 10.6 There were no new retail developments in 2004/05 due to the large amount of new floorspace constructed in the previous 5 years at Crossley and Weavers Wharf. More detailed analysis is contained within the Wyre Forest District Retail Monitoring Report April 2005.
- 10.7 One of the key objectives of the Local Plan is to promote the evening economy to complement the retail function of the town centres. The continued mixed-use of former factory premises in Green street (Policy KTC.4) has continued with the introduction of a small warehouse cinema. Conversion work is almost complete. Plans for the redevelopment of the KTC.3 site on Worcester Street are currently being drawn up. This is likely to be a mixed residential, retail and leisure scheme, with the potential for a multiplex cinema. This shift away from alcohol focussed entertainment is to be welcomed.

Office development

- 10.8 Planning applications approved from April 1st 2004 to March 31st 2005 that involved A2 or B1 uses have been monitored in order to judge the location of office space. Policy D.26 of the Worcestershire Structure Plan identifies that the preferred location of B1 and A2 uses is within the town centres. Office development has been completed at the sites listed in Chapter 7 Employment. One of these was in Bewdley Town Centre.
- 10.9 The following table shows the proportion of office (B1 & A2) applications approved over the last financial year according to location. The majority involved

changes of use from A1 retail to A2 financial services. Only one approval was for a new development in t Mill Street, Kidderminster which has a mixed-use allocation in the Adopted Local Plan.

Location	No. of Approvals	% of Approvals
In Centre	7	54%
In Local Centres	3	23%
Out of Centre	3	23%

Source: WFDC Monthly Planning Decision List

Residential Uses in Town Centres

10.10 Policy TC.2 aims to encourage the use of upper floors of town centre buildings for residential use. During 2004/5 there were 10 residential conversions completed in Kidderminster town centre. Policy H.5 states that within Kidderminster Town Centre a density of 70 dwellings per hectare should be achieved. These conversions had densities of over 130 per hectare. Planning permission has been granted for conversions to 19 more residential units. 10 of these are in the Piano Building on Weavers Wharf. Another 71 units have approval subject to Section 106 agreements.

Core Output Indicators for Local Services

Output indicator	Ambition	Progress
4a – completed retail development	Concentrate new retail development in Kidderminster and Stourport-on-Severn town centres	0 Ha completed in 2004/05
4a – completed office development	Concentrate new office development in or adjacent to town centres	0.16 Ha completed in 2004/05 (see COI 1a)
4a – completed leisure development	Promote town centre sites as preferred locations for commercial leisure development	0 ha completed in 2004/05
4b – percentage of 4a in town centres	Promote town centre sites as preferred locations for retail, commercial, commercial-leisure and mixed use development	0.03 Ha or 19% completed in town centres in 2004/05

Conclusion

10.11 2004/05 has seen little development completed in the service sector and little change within the town centres of Kidderminster, Stourport-on-Severn and Bewdley. The final phase of the Weavers Wharf development should be well underway by the end of 2005/06.

CHAPTER 11 POLICY IMPLEMENTATION

11.1 The following table shows the frequency at which local plan policies were cited as reasons for approval or refusal of planning applications during 2004/5. Certain policies have extremely high usage especially some of the design policies, whilst others have not been used at all. This is probably simply because no relevant planning applications were received and not because the policies are no longer relevant. This is particularly the case with site specific policies.

Policy	Total Usage	No. Used for Approval	No. Used for Refusal
HOUSING			
H1 Housing Provision	1	0	1
H2 Residential Locations	104	76	28
H3 Phased Release of Proposed Housing Sites	1	0	1
H4 Housing Developments: Dwelling Mix	4	3	1
H5 Housing Density	29	25	4
H6 Backland Development	12	10	2
H7 Sub-division of Existing Dwellings	6	3	3
H8 Non Residential Development in Residential Areas	15	13	2
H9 Other Provision for Housing	23	13	10
H10 Affordable Housing	2	1	1
H11 Affordable Housing Exception Schemes in Rural Areas	1	0	1
H12 Houses in Multiple Occupancy	1	0	1
H13 Residential Homes	0	0	0
H14 Gypsy Sites - Existing Provision	0	0	0
H15 Gypsy Sites - Future Provision	0	0	0
H16 Residential Caravans and Mobile Homes	1	1	0
H17 Residential Moorings: Staffs. & Worcs. Canal	1	0	1
H18 Accommodation for Dependants	9	6	3
TOTAL	210	151	59
EMPLOYMENT			
E1 Employment Land Provision	1	1	0
E2 Employment Development Proposals	18	16	2
E3 British Sugar Factory	0	0	0
E4 Lea Castle Hospital	1	1	0
E5 Rushock Trading Estate	3	3	0
E6 Areas Allocated for Mixed Uses	3	3	0
E7 Development involving Hazardous or Dangerous Substances	2	2	0
E8 Employment Development in the Rural Area outside the Green Belt	3	3	
E9 Employment Development in the Green Belt	2	2	0
E10 Business Development Outside Allocated Areas	4	4	0
TOTAL	37	35	2
DESIGN			
D1 Design Quality	643	561	82
D2 Tall Residential and Commercial Buildings	8	6	2
D3 Local Distinctiveness	610	533	77
D4 Design (existing trees)	80	65	15
D5 Design of Development in the Countryside	72	59	13

D6	Safeguarding of Resources by Design	6	5	1
D7	Sustainable Drainage	11	10	1
D8	Designing for Materials Recycling	0	0	0
D9	Design for Movement	23	18	5
D10	Boundary Treatment	130	107	23
D11	Design of Landscaping Schemes	97	80	17
D12	Public Art	1	1	0
D13	Design of Private and Communal Amenity Spaces	44	38	6
D14	Street Furniture	0	0	0
D15	Car Park Design	20	18	2
D16	Design for Community Safety	7	6	1
D17	Design of Residential Extensions	566	524	42
D18	Design of Non Residential Extensions	62	58	4
D19	Designing for Adaptability	2	2	0
	<u>TOTAL</u>	2382	2091	291
Advertisements				
AD1	Local Character, Amenity & Safety	36	27	9
AD2	Built Heritage	16	10	6
AD3	Advertisement Hoardings	1	0	1
AD4	Shared Signs	1	1	0
AD5	Advance Warning Signs	0	0	0
AD6	Free Standing Signs	8	4	4
	<u>TOTAL</u>	62	42	20
NATURAL RESOURCES				
NR1	Development of Greenfield Land	1	1	0
NR2	Contaminated Land	11	10	1
NR3	Development Adjacent to Landfill Sites	2	2	0
NR4	Land Stability	3	2	1
NR5	Floodplains	23	19	4
NR6	Development adjacent to Watercourses	3	1	2
NR7	Groundwater Resources	18	18	0
NR8	Water Supply	6	5	1
NR9	Sewage Disposal	31	28	3
NR10	Air Quality	18	18	0
NR11	Noise Pollution	25	25	0
NR12	Light Pollution	4	4	0
NR13	Development adjacent to High Voltage Overhead Power Lines	0	0	0
NR14	Development adjacent to Hazardous Establishments	0	0	0
NR15	Recycling Facilities	0	0	0
	<u>TOTAL</u>	145	133	12
COUNTRYSIDE				
LA.1	Landscape Character	94	73	21
LA.2	Landscape Protection Area	150	125	25
LA.3	The Severn Valley	0	0	0
LA.4	The Stour Valley	4	2	2
LA.5	Streams and Pools Systems East of Kidderminster	1	0	1
LA.6	Landscape Features	10	6	4
LA.7	Landscape Impact of Highway Works	5	4	1
LA.8	Landscape Impact of Strategic Road Proposals	0	0	0
LA.9	New Trees and Woodlands	2	2	0
	<u>TOTAL</u>	266	212	54

Greenbelt

GB.1	Control of Development in the Green Belt	156	127	29
GB.2	Development in the Green Belt	100	81	19
GB.3	Outdoor Sport and Recreation	6	6	0
GB.4	Major Developed Sites in the Green Belt	5	5	0
GB.5	Re-Use of Existing Industrial Premises in the Green Belt	4	3	1
GB.6	Protection of Visual Amenity	70	56	14
	<u>TOTAL</u>	341	278	63

Areas of Development Restraint

DR1	Areas of Development Restraint	1	1	0
	<u>TOTAL</u>	1	1	0

Agriculture

AG.1	Agricultural Land Quality	0	0	0
AG.2	Agricultural and Forestry Workers' Dwellings	2	2	0
AG.3	Agricultural and Forestry Workers' Dwellings – Removal of Conditions	0	0	0
AG.4	New Agricultural Buildings	10	8	2
AG.5	Intensive Livestock Units	0	0	0
AG.6	Development Adjacent to Livestock Units	0	0	0
AG.7	Farm Shops	0	0	0
AG.8	Farm Diversification	5	5	0
	<u>TOTAL</u>	17	15	2

Re-Use and Adaptation of Rural Buildings

RB.1	Re-use and Adaptation of Rural Buildings – Conversion Criteria	29	24	5
RB.2	Re-use and Adaptation of Rural Buildings – Appropriate Uses	22	20	2
RB.3	Re-use and Adaptation of Rural Buildings – Impact of Existing Uses	18	17	1
RB.4	Re-use and Adaptation of Rural Buildings – Operational Space	17	16	1
RB.5	Re-use and Adaptation of Rural Buildings – Extensions and Curtilage Buildings	14	14	0
RB.6	Provision for Protected Species	13	12	1
RB.7	Listed Buildings	9	9	0
	<u>TOTAL</u>	122	112	10

Chalets

CH.1	Extensions and Improvements to Permanently Occupied Chalets	11	11	0
CH.2	Extensions to Holiday Chalets	0	0	0
CH.3	Change of Nature of Occupation	0	0	0
CH.4	Replacement	6	5	1
	<u>TOTAL</u>	17	16	1

Development involving Horses

EQ.1	Development for Commercial Equestrian Activities	6	6	0
EQ.2	Stables and Field Shelters for Leisure Activities	12	11	1
EQ.3	Landscape Impact of Development Involving Horses	7	7	0
	<u>TOTAL</u>	25	24	1

HERITAGE**Listed Buildings**

LB.1	Development Affecting a Listed Building	97	81	16
LB.2	Repairs, Alterations, Extensions and Conversions	114	100	14
LB.3	Fixtures and Fittings	36	34	2
LB.4	Parks and Gardens	4	4	0
LB.5	New Development Affecting the Setting of Listed Buildings	48	37	11

		<u>TOTAL</u>	299	256	43
Conservation Areas and Other Areas					
CA.1	Development in Conservation Areas		110	100	10
CA.2	Demolition in Conservation Areas		10	9	1
CA.3	Shopfronts in Conservation Areas and in relation to Listed Buildings		15	11	4
CA.4	Trees and Hedgerows in Conservation Areas		5	5	0
CA.5	Highways Works in Conservation Areas		3	3	0
CA.6	Other Areas of Special Character or Appearance		8	5	3
		<u>TOTAL</u>	151	133	18
Archaeology					
AR.1	Archaeological Sites of National Importance		0	0	0
AR.2	Archaeological Sites of Regional, County or Local Importance		3	3	0
AR.3	Archaeological Evaluations and Mitigation Measures		2	2	0
AR.4	Discovery of Archaeological Remains during Development		0	0	0
		<u>TOTAL</u>	5	5	0
Historic Landscapes					
HL.1	Historic Landscapes		0	0	0
		<u>TOTAL</u>	0	0	0
Enabling Development					
ED.1	Enabling Development		0	0	0
		<u>TOTAL</u>	0	0	0
Conservation, Enhancement, Management And Interpretation Of Heritage Assets					
HA.1	Conservation, Enhancement, Management And Interpretation Of Heritage Assets		0	0	0
		<u>TOTAL</u>	0	0	0
NATURE CONSERVATION					
NC.1	Areas of National Importance		3	3	0
NC.2	Areas of Regional, County or Local Importance		9	7	2
NC.3	Wildlife Corridors and Stepping Stones		2	1	1
NC.4	Protected Species		8	8	0
NC.5	Biodiversity		2	1	1
NC.6	Landscaping Schemes		4	4	0
NC.7	Ecological Surveys and Mitigation Plans		4	4	0
NC.8	Public Access		1	1	0
		<u>TOTAL</u>	33	29	4
TRANSPORT					
TR.1	Bus Infrastructure		1	1	0
TR.2	Interchange Improvements at Kidderminster Railway Station		1	1	0
TR.3	Sustainable Transport Route		0	0	0
TR.4	Access to Rail Freight		0	0	0
TR.5	Lorry Route Network		1	0	1
TR.6	Cycling Infrastructure		2	2	0
TR.7	Provision for Pedestrians		2	2	0
TR.8	Highway Network		2	2	0
TR.9	Impacts of Development on the Highway Network		237	194	43
TR.10	Environmental Impact of Highway Works		6	3	3
TR.11	Developments Fronting Unmade Roads		1	0	1
TR.12	Area Wide Traffic Management Schemes		0	0	0
TR.13	The Horsefair, Kidderminster		0	0	0
TR.14	A449 and A451 Kidderminster – Wall Heath and Stourbridge		0	0	0

TR.15	Proposed Stourport Relief Road	0	0	0
TR.16	Environmental Impact of Major Road Schemes	0	0	0
TR.17	Car Parking Standards and Provision	193	162	31
TR.18	Transport Assessment of New Development	1	1	0
TR.19	Implementation of Travel Plans	3	3	0
TR.20	The Location of Telecommunications Equipment	5	3	2
	<u>TOTAL</u>	<u>455</u>	<u>374</u>	<u>81</u>

LEISURE RECREATION & TOURISM

Leisure and Recreation

LR.1	Parks, Public Open Spaces and Other Open Space Areas	13	10	3
LR.2	Amenity Space	5	1	4
LR.3	Children's Play Space	0	0	0
LR.4	Allotments	0	0	0
LR.5	Informal Countryside Facilities	0	0	0
LR.6	Stour Valley Country Park	0	0	0
LR.7	Hurcott Pool and Woods	0	0	0
LR.8	Public Rights of Way	9	6	3
LR.9	Outdoor Sports Pitches and Playing Fields	3	3	0
LR.10	Minster Road Outdoor Sports Area	0	0	0
LR.11	Noisy or Intrusive Sports	1	1	0
LR.12	Airborne Sports	0	0	0
LR.13	Water Sports	0	0	0
LR.14	Golf Courses and Related Developments	2	2	0
LR.15	Staff Accommodation for Golf Facilities	0	0	0
LR.16	Arts, Entertainment and Museum Facilities	0	0	0
LR.17	Commercial Leisure Developments	2	2	0
LR.18	Dual Use Developments	0	0	0
	<u>TOTAL</u>	<u>35</u>	<u>25</u>	<u>10</u>

Tourism

TM.1	Tourism Development	10	9	1
TM.2	Development of Hotels and Guest Houses	3	3	0
TM.3	Extensions to Hotels and Guest Houses in the Green Belt	2	2	0
TM.4	Conversions to Tourism Uses in the Green Belt	2	2	0
TM.5	New Holiday Caravan and Chalet Sites	1	1	0
TM.6	Improvement of Existing Holiday Caravan and Chalet Sites	1	1	0
TM.7	Farm Tourism	0	0	0
TM.8	The Staffordshire and Worcestershire Canal	0	0	0
TM.9	Stourport-on-Severn Tourist Information and Heritage Centre	0	0	0
	<u>TOTAL</u>	<u>19</u>	<u>18</u>	<u>1</u>

COMMUNITY

CY.1	Mixed Uses	4	4	0
CY.2	Community Facilities	11	8	3
CY.3	Kidderminster Hospital	1	1	0
CY.4	Education Facilities – Developer Contributions	1	0	1
CY.5	Existing Education Sites	2	2	0
CY.6	Cemeteries	0	0	0
	<u>TOTAL</u>	<u>19</u>	<u>15</u>	<u>4</u>

RETAILING

RT.1	Sequential Approach	2	2	0
RT.2	Primary Shopping Areas: Groundfloor Uses	3	2	1
RT.3	Bewdley District Centre	3	3	0

RT.4	Edge-of-Centre Retail Proposals	13	12	1
RT.5	Retail Parks and Major Stores	0	0	0
RT.6	Local Centres and Other Groups of Shops	13	11	2
RT.7	Small Shop Change of Use	4	3	1
RT.8	Outside the Identified Centres	2	2	0
RT.9	Petrol Filling Stations	1	1	0
RT.10	Demonstrating 'need' at the community level	0	0	0
RT.11	Factory Outlets and Tourism Shops	0	0	0
RT.12	Horticultural Retailing	0	0	0
RT.13	Food and Drink	11	10	1
	<u>TOTAL</u>	52	46	6

TOWN CENTRES

TC.1	Town Centre Strategies	3	3	0
TC.2	Town Centre Uses	19	19	0
TC.3	Commercial Leisure Facilities	2	2	0
TC.4	Key Movement Corridors	0	0	0
TC.5	Town Centre Car Parking Areas	0	0	0
KTC.1	Town Centre Redevelopment Area	1	1	0
KTC.2	Bromsgrove Street	0	0	0
KTC.3	Worcester Street Enhancement Area	0	0	0
KTC.4	Green Street Mixed Use Area	5	5	0
STC.1	Lichfield Basin (Severn Road Phase One)	0	0	0
STC.2	Carpets of Worth (Severn Road Phase Two)	0	0	0
STC.3	Cheapside (Severn Road Phase Three)	0	0	0
STC.4	Bridge Street / Basins Link	0	0	0
STC.5	Canal Basins Area	4	4	0
STC.6	Vale Road (West)	0	0	0
	<u>TOTAL</u>	34	34	0

IMPLEMENTATION

IMP.1		1	1	0
	<u>TOTAL</u>	1	1	0

Source: WFDC Decisions determined from 1/04/2004-31/03/2005

The 20 most frequently used policies in 2004/05 were as follows:-

Policy No.	Policy Name	No. of times used
D.1	Design Quality	643
D.3	Local Distinctiveness	610
D.17	Design of Residential extensions	566
TR.9	Impacts of development on the Highway Network	237
TR.17	Car Parking Standards and Provision	193
GB.1	Control of Development in the Green Belt	156
LA.2	Landscape Protection Area	150
D.10	Boundary Treatment	130
LB.2	Repairs, Alterations, Extensions and Conversions	114
CA.1	Development in Conservation Areas	110
H.2	Residential Locations	104
GB.2	Development in the Green Belt	100
D.11	Design of Landscaping Schemes	97
LB.1	Development Affecting a Listed Building	97
LA.1	Landscape Character	94

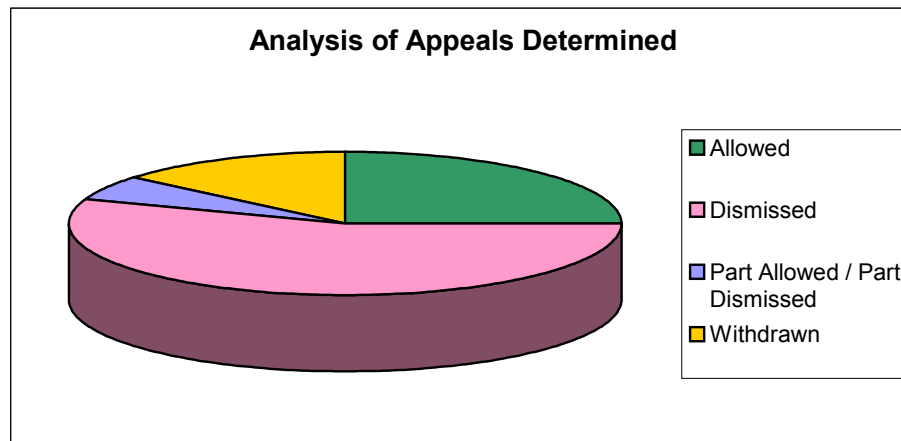
D.4	Design (existing trees)	80
D.5	Design of Development in the Countryside	72
GB.6	Protection of Visual Amenity	70
D.18	Design of Non-Residential Extensions	62
LB.5	New Development Affecting the Setting of a Listed Building	48

11.2 58 policies were not used during 2004/5 to determine planning applications. Of these, 14 were leisure and tourism policies, 11 related to the countryside, 9 to town centres and 7 to transport issues. 17 of the unused policies were site specific ones that will come into play when planning applications for those particular sites are forthcoming. The council does not intend to revoke any of these policies at the present time.

11.3 The District Council also receives large numbers of informal General Enquiries. It is not possible at present to identify the policies cited in response to such enquiries for monitoring purposes.

Appeals Determined 2004/05

11.4 A total of 36 planning appeals were determined during the financial year 2004/5. Of the 9 appeals allowed by the Planning Inspectorate, two were for residential development and four for residential extensions. The two split decisions relate to the same building – a listed dwelling in Bewdley.



Departures

11.5 There has only been one departure approval during 2004/05.

APPENDIX 1 CORE OUTPUT INDICATORS

	Description of Indicator	LDF	RSS
	BUSINESS DEVELOPMENT		
1a	amount of floorspace developed for employment by type	✓	✓
1b	amount of 1a in employment or regeneration areas	✓	✓
1c	Amount and percentage of 1a which is on previously developed land	✓	✓
1d	employment land available by type	✓	✓
1e	losses of employment land in (i) employment / regeneration areas and (ii) Local Authority area	✓	✓
1f	amount of employment land lost to residential development	✓	x
	HOUSING		
2a	Housing trajectory showing:		
	(i) net additional dwellings over the previous 5yr period or since the start of the relevant DPD period, which ever is the longer;	✓	✓
	(ii) net additional dwellings for the current year	✓	✓
	(iii) projected net additional dwellings up to the end of the relevant DPD period or over a ten year period from its adoption, whichever is the longer;	✓	✓
	(iv) the annual net additional dwelling requirement; and	✓	✓
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	✓	✓
2b	percentage of new dwellings on previously developed land	✓	✓
2c	percentage of new dwellings completed at: (i) less than 30 dwellings per hectare (ii) 30 – 50 dwellings per hectare (iii) Above 50 dwellings per hectare	✓	✓
2d	Affordable housing completions	✓	✓
	TRANSPORT		
3a	Amount and percentage of completed non-residential development complying with car parking standards set out in the LDF	✓	✓
3b	Amount and percentage of new residential development within 30 minutes public transport time of GP, hospital, primary school, secondary school, areas of employment and major retail centre.	✓	x
	LOCAL SERVICES		
4a	Amount of completed retail office and leisure development	✓	✓
4b	Amount and percentage of completed retail office and leisure development in town centres	✓	✓
4c	Amount and percentage of eligible open spaces managed to green flag award standard	✓	x

	FLOOD PROTECTION AND WATER QUALITY		
7	number of planning permissions granted contrary to the advice of the EA on either flood defence grounds or water quality	✓	✓
	BIODIVERSITY		
8	change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	✓ ✓	✓ ✓
	RENEWABLE ENERGY		
9	Renewable energy capacity installed by type	✓	✓

Source West Midlands Regional Assembly

LDF – Local development framework

RSS – Regional Spatial Strategy

The above table shows the very high crossover of requirement between local and regional level monitoring.

The Core Output Indicators were revised by ODPM in October 2005. (Local Development Framework Core Output Indicators Update 1/2005).

APPENDIX 2 LOCAL OUTPUT INDICATORS

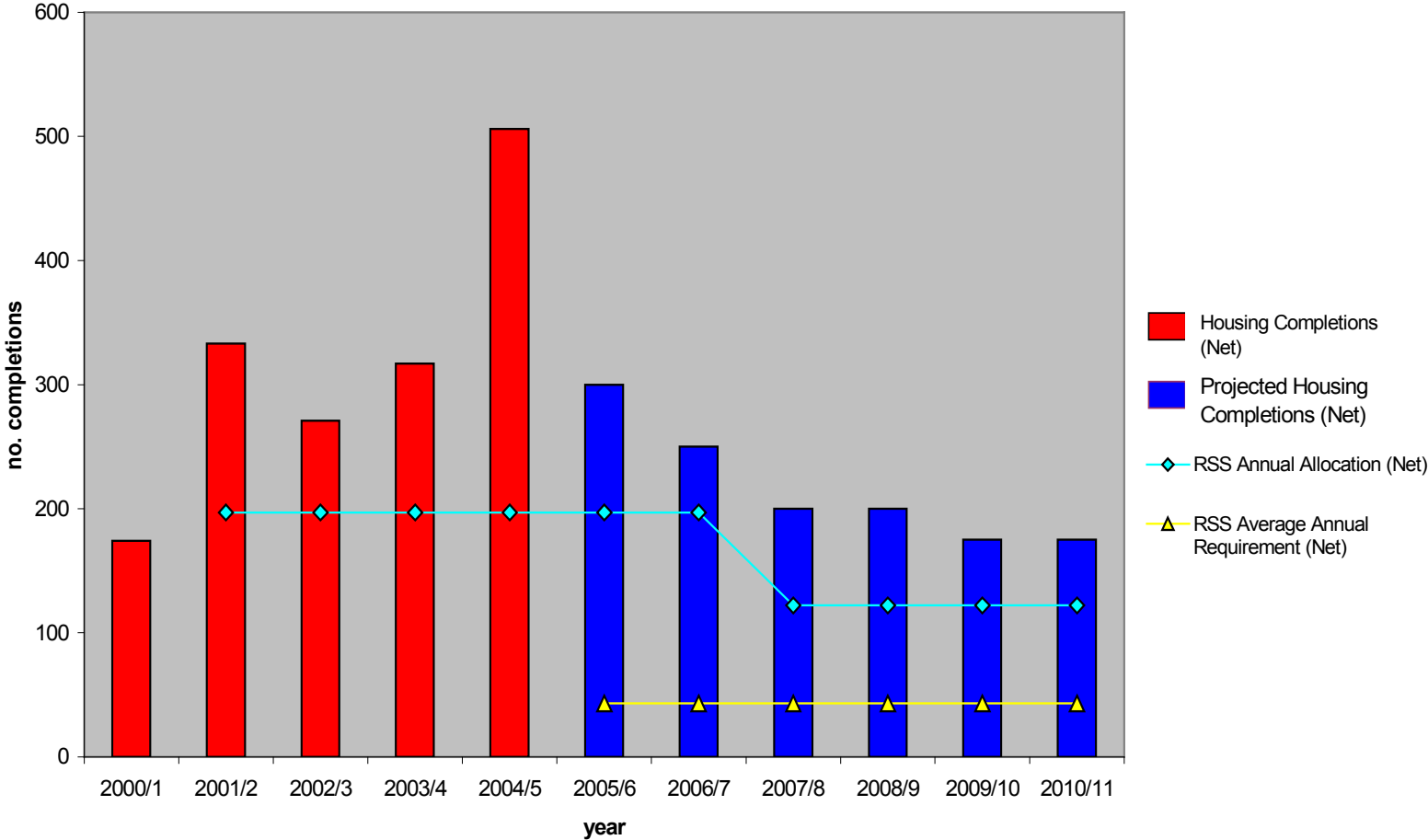
	Description of Indicator
	HOUSING
L1	% housing completions in Kidderminster or Stourport-on-Severn
L2	% completed units with 1 or 2 bedrooms
L3	Replacement dwelling ratio
	LOCAL ENVIRONMENT
L4	% Local Nature Reserves meeting Biodiversity Action Plan criteria
L5	Hectarage of brownfield land redeveloped
L6	Number of character appraisals prepared
L7	Number of buildings and structures added to local lists
L8	Number of developments under construction providing cycle parking

APPENDIX 3 WYRE FOREST DISTRICT HOUSING TRAJECTORY

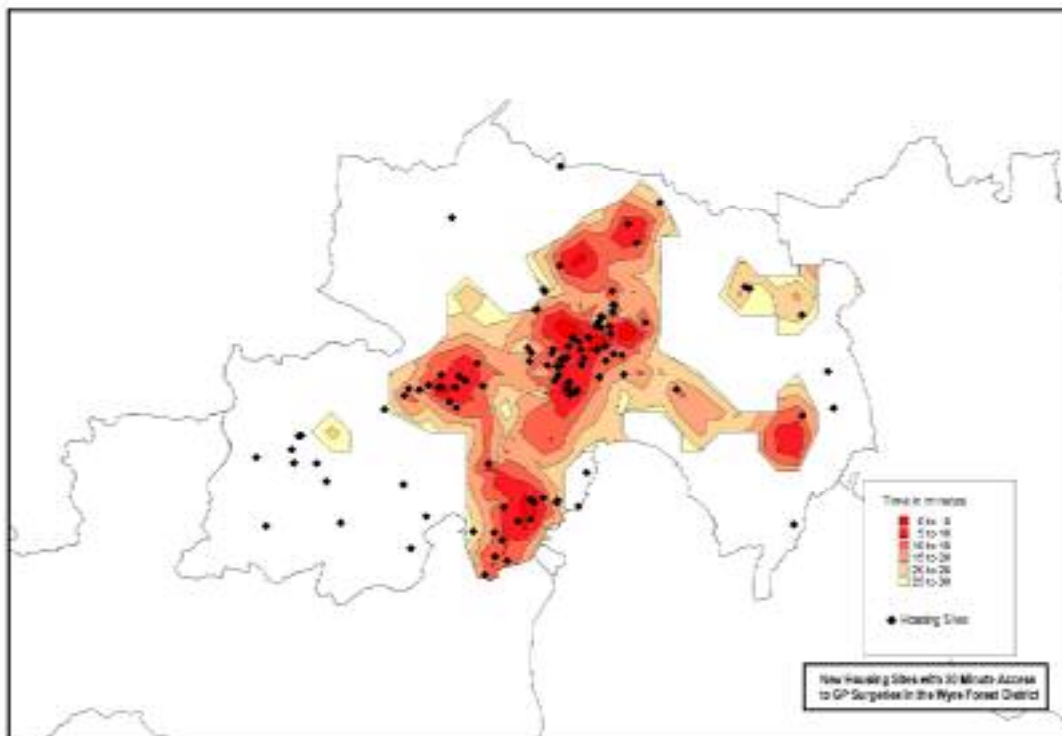
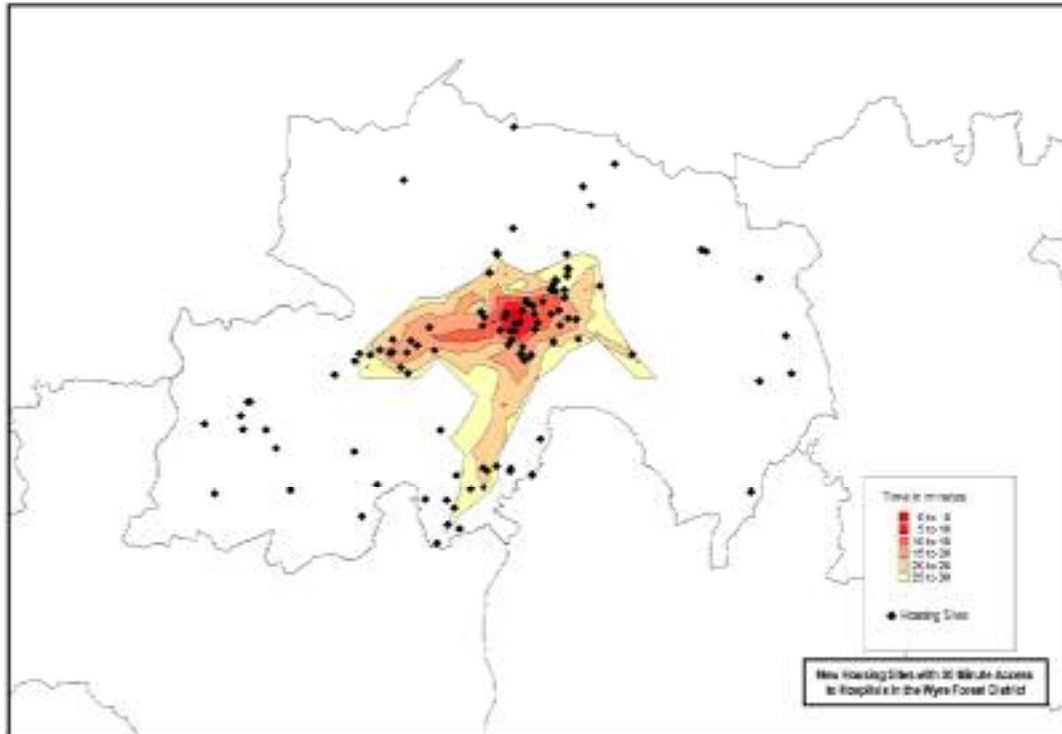
Year	Gross completions per annum	Demolitions	Net Completions (actual 2000-2005)	Completions cumulative (net 2001-2011)	RSS annual allocation *	Average annual requirement to meet RSS allocation until 2011 (net)
2000/1	174		174			
2001/2	341	8	333	333	197	
2002/3	273	2	271	604	197	
2003/4	347	30	317	921	197	
2004/5	520	14	506	1427	197	
2005/6			300	1727	197	41
2006/7			250	1977	197	41
2007/8			200	2177	122	41
2008/9			200	2377	122	41
2009/10			175	2552	122	41
2010/11			175	2727	122	41

*net of demolitions. See paragraph 6.8 for explanation of allocation

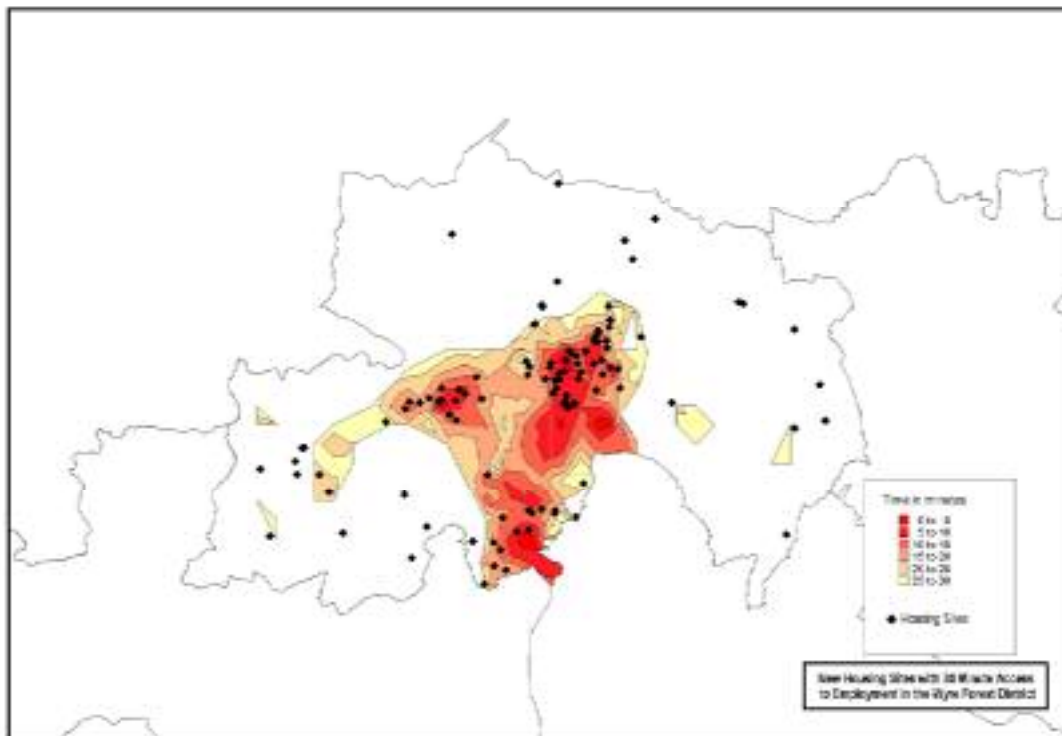
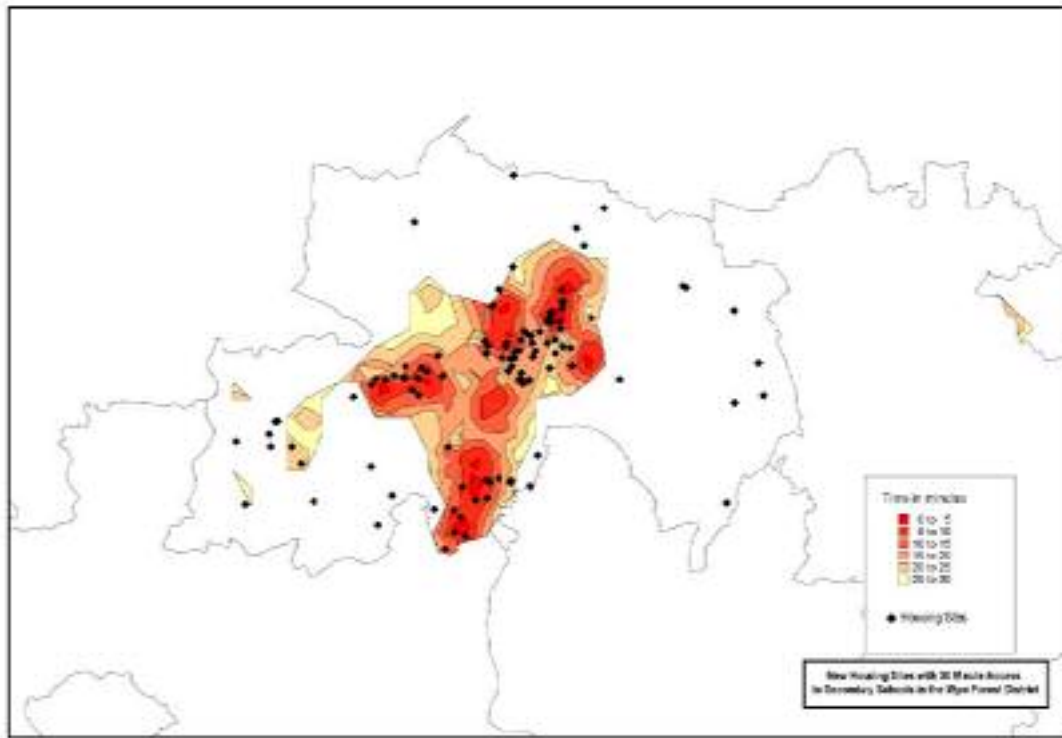
Wyre Forest Housing Trajectory



Access to Kidderminster Hospital



Access to GP Surgeries



Access to Employment Areas

This is a snapshot from the full Worcestershire analysis; hence the occurrence of contours outside of the Wyre Forest District boundary. It should also be noted that the accessibility profiles are based on the October 2004 timetables. The 108 'Housing Sites' plotted on the maps range from single dwellings up to the 40+ units completed at Comberton Place, Hoo Road and the College site in Kidderminster together with the Timber Lane development in Stourport-on-Severn. Maps produced by Integrated Transport Planning Limited