

## Introduction

**29.1** This section focuses on the successful delivery of new development to ensure it is co-ordinated with strategic infrastructure provision, to deliver the wider aims and objectives of the South Worcestershire Development Plan.

**29.2** The emerging Worcestershire Local Enterprise Partnership and Local Strategic Partnerships recognise and understand that this Development Plan is one of the main ways their Vision and Objectives can be delivered on the ground.

**29.3** The implementation of this Plan will be largely dependent upon private sector investment in new development or redevelopment for all types of housing, employment, retail and many community uses. Infrastructure to facilitate this new development includes Hospitals, Schools, Water and Drainage Utilities, Roads, Play Areas, Sports Facilities and Public Transport provision.

## Reasoned Justification

### Delivery

**29.4** Developers will be required to contribute towards providing and enhancing community infrastructure through the Community Infrastructure Levy and Planning Obligations process. A Community Infrastructure Levy Charging Schedule which will be applicable to each South Worcestershire District will be developed alongside this Development Plan. This will be produced having regard to development viability and will, as a mandatory charge on all development (with a limited number of exceptions) be set at a level that does not undermine development viability. Clearly this is a challenge and the Community Infrastructure Levy guidance (as revised) requires a balance to be struck between the requirement for necessary infrastructure and the viability of development. The economic conditions underpinning development viability will change over the plan period, however, taking a longer term view to 2030, the Community Infrastructure Levy must be set at a level that does not need to be revisited regularly as a result of economic fluctuations.

### Financial Contributions



**29.5** For those items of 'strategic' infrastructure, it will be necessary to adopt a collaborative approach to collecting a Community Infrastructure Levy in South Worcestershire. Whilst each individual District will be the charging authority for the Community Infrastructure Levy, the pooling of such resources will be necessary in order to deliver cross-boundary infrastructure with a clear linkage between why it is needed, what impact it will have, and where additional funding is expected to come from.

**29.6** Additional public funding streams that may be available include the New Homes Bonus and the Regional Growth Fund.

**29.7** The South Worcestershire Planning Authorities, in partnership with Worcestershire County Council have tested the South Worcestershire Development Plan policies and proposals (where appropriate) to ensure they will not undermine economic prosperity, or development viability. The section covering 'viability' later in this chapter discusses how this will be addressed.

**29.8** New development cannot be delivered without the involvement of a number of other bodies, both public and private, from large private utility companies and public health bodies to smaller locally-based bodies such as Town and Parish Councils and voluntary groups. The three Districts and County Council have been progressing an Infrastructure Delivery Plan, supported in part by the Planning Advisory Service, which has focussed on identifying planned or required community infrastructure at a detailed level. From this, gaps in expenditure or provision have been identified. This has enabled specific responsibilities and priority community infrastructure requirements to be linked to planned development in the area.

**29.9** The local planning authorities will actively and closely engage with the private sector to deliver the objectives of the South Worcestershire Development Plan, translating these objectives into good outcomes for the whole community. This could be carried out through strategic Planning Performance Agreements, or other appropriate arrangements incorporating regular meetings with landowners/developers, infrastructure and service providers and other key stakeholders. Close partnership working like this will enable the phasing of development, associated infrastructure and funding (through developer contributions) to come forward in a co-ordinated way.

**29.10** The South Worcestershire Development Plan embraces the Development Management approach to planning from the stages of early site promotion through to practical delivery. Building a consensus between the planning authorities and site owners on development principles through a development brief or masterplan will help to minimise development risk and allow sites to be developed in a more appropriate and timely manner. Developers and their agents will be encouraged to enter into pre-application discussions with the planning authorities as well as undertaking early community engagement to ensure that their proposals are supportive of the Plan and the requirements set out in each authority's Statement of Community Involvement are fulfilled.

## Delivery Bodies

### The Local Enterprise Partnership

**29.11** The Countywide Local Enterprise Partnership known as 'Worcestershire Works' successfully submitted its proposal to Government in December 2010.

**29.12** A Business Board has been formed to take forward and implement the priorities of the Local Enterprise Partnership through partnership working with organisations outside of the Local Enterprise Partnership itself. The Main Board will oversee this activity and make decisions on funding and strategic direction. The Local Enterprise Partnership will also be the lead body for current and future bids to the Regional Growth Fund.

**29.13** In parallel with this, it is anticipated that the Countywide Local Strategic Partnership-led 'Place-Shaping' Group will work with the Local Enterprise Partnership to start work on technical infrastructure spending priorities set out in Investment Plans. A Local Investment Plan for Worcestershire has been submitted to the Homes and Communities Agency.

### The Local Strategic Partnerships

**29.14** All the Local Strategic Partnerships and their sub-groups that are concerned with South Worcestershire have a direct interest in taking forward the South Worcestershire Development Plan.

**29.15** The Development Plan team have been working closely with Local Strategic Partnership members such as the University of Worcester, South Worcestershire Primary Care Trust, Registered Providers, Herefordshire and Worcestershire Sports Partnership, The Chamber of Commerce, The Diocese of Worcester and many others.

### Public Land

**29.16** Worcestershire County Council is the major public sector land owner in South Worcestershire. The three District Councils, emergency services and National Health Service also have land holdings throughout the area and therefore have the potential to have a direct impact upon the implementation of the Plan through the control of land and buildings. The County Council and each of the District Councils remain committed to ensuring that they facilitate necessary development where appropriate, whilst providing a range of community benefits and taking forward sustainability objectives as a first priority.

**29.17** It is recognised that the Councils in South Worcestershire will continue to release surplus sites and that the redevelopment of these must contribute to the overall aims of the Development Plan.

### Town Centre Managers

**29.18** Worcester City has developed a Business Improvement District within its retail core in line with the Town Centre Management Strategy and will use this as one of many vehicles to deliver the aspirations and vision agreed through the Worcester City Centre Supplementary Planning Document, which is currently underway.

**29.19** The towns throughout South Worcestershire have a similar approach on a smaller scale with the introduction of Town Centre Managers in towns such as Evesham, Pershore and Droitwich. The Town Centre Management Agenda is delivery-focused and underpinned by a modest budget for local projects that fit with both the District Sustainable Community Strategy and the Countywide objectives.

### Working with the Community

**29.20** Each of the three partner Councils are committed to involving the public in the development of policies and guidance and in determining planning applications. The Statements of Community Involvement for the three South Worcestershire Local Planning Authorities set this approach out in more detail.

**29.21** Moreover, there will be opportunities for local communities to produce their own Neighbourhood Plans that will set out the Vision and Objectives for their areas within the strategic framework of the South Worcestershire Development Plan. This is set out within the Decentralisation and Localism Bill, which advocates a more proactive role for local communities.

**29.22** Clearly, for the collection of planning contributions from developers, infrastructure spending priorities will need to be consulted upon extensively with the public and the development industry. This will be a particularly difficult issue when considering cross-boundary infrastructure spending and may require strong leadership and formal arrangements.

### Phasing of Development and Infrastructure

**29.23** The policy sets out a phasing plan which is based on three delivery periods. The first period 2006-13 largely relates to development leading up to the adoption of the Plan. The second phasing period runs from 2013-19 and represents the key stage for the delivery of Strategic Infrastructure and Brownfield regeneration. The third phase is longer running from 2019-2030, when it is anticipated that the bulk of Greenfield development will be delivered following the implementation of Strategic Infrastructure including improvements to the Southern Link Road. These phasing periods provide a level of certainty for the development industry and service providers. They also better reflect development cycles and the changing economic circumstances, rather than having four 5 year periods for delivery, which could be inflexible. The longer plan period following 2019 reflects the intention to conduct a review of the plan after 10 years to ensure effective infrastructure delivery. This is the period when windfall development can be taken into account.

**29.24** One of the overall objectives of this Plan is to prioritise development on previously developed or Brownfield land, within the city or town centres. Many of these sites will be relatively small. Following this, the proposed Greenfield urban extension sites can be delivered where it is essential to deliver infrastructure to meet the housing supply objective for the plan period to 2030.

### **Urban Extensions**

**29.25** In order to deliver all that is required during the Plan period, including employment opportunities, new homes, green strategic transport infrastructure and green and community infrastructure, a realistic phasing programme needs to be set out.

**29.26** Phasing provides an overarching timescale for development aligned to housing and employment trajectories and prioritises previously developed land, land within urban areas and in some cases earlier development on sites where there are fewer constraints (such as major contaminated land or drainage issues, land in multiple ownerships, major infrastructure influencing lead-in time on a development).

**29.27** The phasing of the strategic sites and associated major infrastructure is set out in the Phasing Plan under Policy SWDP 50 and covers development within the plan period to 2030.

**29.28** The cumulative impact of smaller sites within the Development Plan could be significant and a detailed programme of phasing is also provided for the total numbers of new homes identified outside of the main urban areas (i.e. those in the villages). However, it will be expected that sites located in the more sustainable locations (i.e. Worcester City and the towns) will be prioritised first as will development proposed on previously developed land (Brownfield sites).

**29.29** Given their 'sequential preferability', allocated sites within the Worcester City boundary, the main towns and on Previously Developed Land will be programmed to come forward for development before those in other locations, and this is also shown within the phasing plan. This is in line with the thrust of national policy.

### **Viability**

**29.30** In accordance with National Policy, the partner Councils recognise that it would be inappropriate to impose disproportionate costs or to unnecessarily constrain otherwise beneficial development. Regard must be given to the resources likely to be available for implementation.

**29.31** The Plan seeks to achieve this in a number of ways, by ensuring that the policies within it are based on robust evidence and that they do not result in unreasonable costs which might make developments unviable. The South Worcestershire Development Plan policies are considered reasonable in that they are supportive of national planning policy and based on good up-to-date technical evidence.

**29.32** An affordable housing viability assessment has been undertaken to ensure this major element of development cost is reasonable in terms of the target set out in this Plan and the general impact it is likely to have on a wide range of development scenarios.

**29.33** It is recognised that there may be circumstances where affordable housing, other requirements or contributions may make a particular scheme unviable for a developer. This may be due to high abnormal costs associated with the redevelopment/refurbishment of listed buildings, decontamination of land, flood defence works, availability of social housing grant or other factors. However, such circumstances are considered to be the exception rather than the rule in South Worcestershire, and the policies contained within this Plan have been developed in line with expected economic 'normality', given the length of the plan period.

**29.34** National policy allows for some exceptions to be made in appropriate circumstances. However, this will need to be demonstrated with an independent financial viability assessment, taking into account the following:

**29.35** Land Value should be calculated via the Royal Institute of Chartered Surveyors Valuation Standards (the Red Book) by a Member or Fellow of the Royal Institution of Chartered Surveyors. The following criteria form the basis of this assessment.

- Site/scheme Size
- Cashflow
- Development Density
- Construction Costs
- Fees and Marketing Costs
- Abnormal Costs
- Interest Rates
- Developers Profit
- On-site Infrastructure Requirements
- Affordable Housing Requirements
- Other Requirements: Building Regulations, Other Planning Obligations (including section 106, etc)
- Availability of Grant Funding

- Sales/Commercial Rental Values/Commercial Yields
- Sensitivity analysis to changes in the above factors

**29.36** The Market Value of any individual parcel of land must be used as a basis for the assessment in accordance with normal land valuation principles and no allowance will be made if a developer has paid in excess of this.

**29.37** Viability of affordable housing has been investigated by the three District Councils and forms part of the evidence base. The three District Councils may seek to use this evidence as well as their own development appraisal model or that of the Homes and Communities Agency.

**29.38** This evidence will be used to assess the viability of a proposed scheme alongside the general 'weightings' afforded to community benefits associated with the development, against the costs and impacts of reducing contributions or making other variations to policy to make the scheme viable.

## 29.1 SWDP 50: Implementation, Phasing and Monitoring

### **SWDP 50: Implementation Plan and Phasing**

The three South Worcestershire Councils will work with developers, community infrastructure providers and utility providers to ensure that the long-term implications of development on existing community infrastructure are addressed.

The implementation of South Worcestershire's policies and proposals, including the provision of necessary infrastructure, will be driven by a delivery plan which is detailed below.

#### **Phasing New Development**

The phasing plan has been put in place in order to manage the level of development coming forward at any one time. Development proposals not in accordance with the phasing plan will be resisted unless it can be demonstrated that the infrastructure necessary to support the proposals is subject to substantial commitment by the agencies responsible for delivering them.

New development should provide, or enable the provision of, infrastructure, generated or made necessary by development proposals.

#### **Community Infrastructure Levy**

1. The Community Infrastructure Levy will allow the collection of infrastructure funding from all types of development to be pooled, and then used towards predominantly major infrastructure that will serve the wider population, such as roads, public transport and schools.

2. The Community Infrastructure Levy Charging Schedule, supported by the Infrastructure Development Plan will set out what rates will be charged for different types of development around South Worcestershire.
3. The Community Infrastructure Levy is non-negotiable and sets out an adopted charging schedule showing all qualifying development proposals.
4. Exemptions to the Community Infrastructure Levy include development carried out by and for charitable organisations; affordable housing (intermediate or social rented) and development considered to be in itself community infrastructure (for instance, public swimming pools; public playing pitches and formal playspace; hospitals and surgeries; utilities development). Specific details will be included in the adopted Charging Schedule.

#### **Developer contributions**

1. Where physical infrastructure cannot be provided on site or during the development phase, developer contributions will be required to meet the reasonable costs of the provision of new infrastructure elsewhere. This could include contributions towards public open space and play areas located nearby.
2. Specific procedures relating to Developer Contributions will be set out in a 'Development Contributions Supplementary Planning Document'. This document will focus on site-specific infrastructure such as public open space or play facilities and will not be subject to 'pooling' in the same way as the Community Infrastructure Levy.

Collection of, and prioritisation for, Community Infrastructure Levy expenditure will directly relate to the phasing plan:

**Table 25 Phasing Plan**

	Time Period		
	SWDP - Phase 1  2006 - 2013	SWDP - Phase 2  2013 - 2019	SWDP - Phase 3  2019 - 2030
NB. All employment sites in Ha.			
<b>WORCESTER</b>			
<b>Broomhall Community and Norton Barracks Community (Worcester South Urban Extension)</b>			
Employment Generating Uses		12	8



Market Housing		525	945
Affordable Housing		345	635
Gypsy and Traveller Site			
1° and 2° School		1° and 2°	2°
Park & Ride			
Green Infrastructure and Southern Link Road			
<b>Temple Laughern (Worcester West Urban Extension)</b>			
Employment Generating Uses (ha)		3	2
Market Housing		205	380
Affordable Housing		140	250
Gypsy and Traveller Site			
Park & Ride			
Green Infrastructure and Southern Link Road			
Education			
<b>Kilbury (Worcester East Urban Extension)</b>			
Market Housing		180	
Affordable Housing		120	
Green Infrastructure and Education			
Southern Link Road			
<b>Gwillams Farm (Worcester North Urban Extension)</b>			
Market Housing		180	
Affordable Housing		120	

<b>Worcester Technology Park Phase I (Potentially to be occupied by Worcester Bosch)</b>			
	43		
Green Infrastructure and Transport			
<b>Worcester Technology Park Phase II</b>			
		10	6
Green Infrastructure and Transport			
<b>Worcester Woods Employment Site 11 ha</b>			
Employment Generating Uses	5	6	
Green Infrastructure			
<b>Former Ronkswood Hospital Site</b>			
Market Housing		120	
Affordable Housing		80	
Employment Generating Use		2	
Green Infrastructure and Education			
<b>Gregorys Bank</b>			
Market Housing		84	
Affordable Housing		56	
Green Infrastructure and Education and 'Earth Ship' Community Facility			
<b>Grove Farm Employment Site</b>			
Employment Generating Uses		11	

Green Infrastructure and Southern Link Road			
<b>Government Offices (Whittington Road)</b>			
Employment Generating Uses		4	
Market Housing		72	
Affordable Housing		48	
Green Infrastructure and Education			
<b>Small Sites/Urban Capacity</b>			
Market Housing	2323	250	457
Affordable Housing	674	165	304
Green Infrastructure and Education			
<b>Employment</b>			
Completions 2006-2010	9		
Commitments (up to 2010)	4		
<b>Housing</b>			
Completions 2006-2010	1563		
Commitments (up to 2010)	1434		
Windfalls			204
<b>WYCHAVON</b>			
<b>Droitwich Spa</b>			
<b>Copcut Lane</b>			
Employment Generating Uses		3.5	
Market Housing		444	
Affordable Housing		296	

Green Infrastructure and Education and Transport (A38)			
<b>Pershore</b>			
<b>North Pershore</b>			
Employment Generating Uses (Keytech 7)		5	
Market Housing			360
Affordable Housing			240
Green Infrastructure and Education			
Railway Bridge/Pinvin Crossroads			
<b>Evesham</b>			
Employment Generating Uses (Vale Park)		10	
<b>Cheltenham Road (Phase II)</b>			
Market Housing			240
Affordable Housing			160
Green Infrastructure and Education			
<b>Pershore Road, Hampton</b>			
Market Housing			240
Affordable Housing			160
Green Infrastructure and Education			
<b>Small Sites</b>			
<b>Urban Capacity</b>			

Market Housing	Included in small sites total	190	350
Affordable Housing		127	232
Green Infrastructure and Education			
<b>Villages</b>			
Category 1,2 and 3			
Market Housing		251	460
Affordable Housing		167	306
Green Infrastructure and Education			
<b>Employment</b>			
Completions 2006-2010	38.5		
Commitments (up to 2010)	89.2		
<b>Housing</b>			
Completions 2006-2010	877		
Commitments (up to 2010)	2137		
<b>Windfalls</b>			525
<b>MALVERN HILLS</b>			
Small Sites/Urban Capacity			
Market Housing	1515	104	
Affordable Housing	398	70	
<b>Newland</b>			
Market Housing		120	300

Affordable Housing		100	180
Employment Generating Uses		10	
Education			
Green Infrastructure and Southern Link Road Improvements			
<b>QinetiQ</b>			
Employment Generating Uses		4.5	
Market Housing		150	
Affordable Housing		100	
Green Infrastructure and Southern Link Road			
<b>Blackmore Park</b>		2	2.5
<b>Tenbury Wells</b>			
Market Housing		18	
Affordable Housing		12	
Green Infrastructure and Education			
<b>Upton-upon-Severn</b>			
Market Housing		30	
Affordable Housing		20	
Green Infrastructure and Education			
<b>Villages</b>			
Category 1, 2, 3			

Market Housing	Included in small sites total	137	252
Affordable Housing		91	167
<b>Employment</b>			
Completions 2006-2010	9.47		
Commitments (up to 2010)	15.42		
<b>Housing</b>			
Completions 2006-2010	960		
Commitments (up to 2010)	953		
<b>Windfalls</b>			360

### Links to the Objectives

**29.39** The Preferred Option policy for Implementation and Phasing supports the following objectives:

- Economic prosperity that is shared by all objectives 1, 2, 3 and 4;
- Stringer communities objectives 1, 2, 3, 4 and 5;
- A better environment for today and tomorrow objectives 1, 2, 3, 4 and 5;
- Improving health and well-being objectives 1, 2 and 3;
- Communities that are safe and feel safe objective 2.

### Alternative Options Considered

**29.40 No Phasing Policy:** This is not considered appropriate given the following factors. Firstly, the need to prioritise the re-development of Brownfield land as a priority. Secondly, the need to have broad control over the amount of housing delivery coming forward. Thirdly, the need to ensure that sufficient infrastructure is in place to cater for the new development.

**29.41 Increase the phasing period:** This is not considered appropriate because of the following factors. Firstly, the Plan needs to give the development industry and infrastructure providers reasonable certainty. Secondly, the proposed final phase dovetails with the period when windfall development can be taken into account.

### 29.2 SWDP 51: Monitoring Framework

#### Reasoned Justification

**29.42** Monitoring and Review are key components of the planning system. Local Development Frameworks need to be continually reviewed and revised, partly to be able to assess the success of the Development Plan and partly to ensure the components of the each authorities' framework are updated to reflect changing circumstances nationally and locally.

**29.43** As previously discussed, the implementation of the policies contained in the South Worcestershire Development Plan will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The role of the document is to provide a clear and robust framework for development in order that investment and action can be co-ordinated to facilitate efficient and effective delivery.

#### Why do we need to monitor?

**29.44** Monitoring is essential to establish both what has happened until the present time and what may happen in the future. It provides crucial feedback into the process of policy-making and helps to address questions like:

- Are policies achieving their objectives and delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions behind the policies still relevant?
- Are targets being achieved?

**29.45** Monitoring of the South Worcestershire Development Plan should also look at implementation, setting out agreed ways in which policies achieve desired results in the required timeframe. Monitoring will assess progress in delivering the Spatial Vision and Objectives through the implementation of policies.

#### Who will monitor the South Worcestershire Development Plan?

**29.46** A joint Annual Monitoring Report will be prepared for the three South Worcestershire local planning authorities. The Annual Monitoring Report will assess the progress in preparing the Development Plan against the milestones set out in the Local Development Scheme. It will also contain an assessment of the extent to which policies set out in this Development Plan are being achieved and whether targets are being met. As well as linking with objectives and policies, indicators in the Annual Monitoring Report will also link to the Worcestershire Community Strategy spatial targets and Sustainability Appraisal indicators in order to identify the significant effects of policy implementation.

**29.47** The Annual Monitoring Report will also include an annual updated 'housing trajectory', which shows housing delivery in terms of net additional dwellings completed and estimated future completions for the remainder of the development



plan period. This information will monitor the progress on delivering new housing across South Worcestershire and has been used to inform Policy SWDP 50 Implementation Plan and Phasing Policy.

**29.48** To achieve these targets and milestones the three South Worcestershire Council's will:

- Actively monitor planning applications;
- Annually prepare land availability reports focusing on housing, employment, retail and leisure supply;
- Manage a phased release of allocated sites or planning permissions to ensure the scale and location of allocated development is in line with the Development Strategy; and
- Work jointly with a range of public, private and voluntary sector organisations to co-ordinate investment and ensure the successful implementation and delivery of the vision, objectives and policies.

**29.49** If as a result of monitoring policies, targets are not being met or the context has changed (e.g. the performance and nature of the economy) this may give rise to a review of the South Worcestershire Development Plan. In the event of lack of housing completions against the housing requirements, the South Worcestershire authorities' will bring forward suitable sustainable alternative/additional sites as soon as possible via their Development Plan Documents and/or the development management process to meet the requirements of the Development Plan.

**29.50** The following table sets out the performance indicators and targets that will form the basis for monitoring the South Worcestershire Development Plan. These are derived from the Worcestershire Community Strategy, economic development strategies, Local Planning Guidance and Sustainability Appraisal objectives. The indicators, milestones and targets will be reviewed and refined in the joint South Worcestershire Annual Monitoring Report.

Table 26 Performance indicators and targets

Core Policy	Aim of Core Policy	Associated Plans/Strategies	Funding Sources/Mechanisms Lead Organisation(s)	Phasing	Monitoring
<b>SWDP1</b>	Development Strategy and Settlement Hierarchy	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statements 1, 3, 4 and 12	SWDP Councils <sup>(1)</sup> /Local Enterprise Partnerships/Local Strategic Partnerships/Planning Applications.	To 2030	Annual Monitoring Report
<b>SWDP2</b>	Employment, Housing and Retail Supply	Strategic Housing Market Assessment/Strategic Housing Land Availability Assessment/Employment Land Review/Affordable Housing Viability Studies/Retail Studies	SWDP Councils/Local Enterprise Partnerships/Local Strategic Partnerships/Planning Applications	To 2030	Annual Monitoring Report
<b>SWDP3</b>	Overarching Sustainable Development Requirements	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statements 1, 3, 4 and 12	SWDP Councils/Local Enterprise Partnerships/Local Strategic Partnerships/Planning Applications	To 2030	Annual Monitoring Report

1 Includes Worcestershire County Council, Malvern Hills District Council, Wychavon District Council, Worcester City Council and any appropriate combination of these organisations.

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP4</b>	Moving Around South Worcestershire	Local Transport Plan 3/Village Facility and Rural Access Study/Worcestershire Transport Models	County Council Highways/Highways Agency/Local Enterprise Partnerships/Local Strategic Partnerships/Emergency Services/Public Transport Providers/Car Parking Standards	To 2030	Local Transport Plan Monitor
<b>SWDP5</b>	Strategic Green Infrastructure	Worcestershire Green Infrastructure Framework, Planning Policy Statement 1, 5, 9 and 25 Historic Environment Assessment	SWDP Councils/Planning Applications/Worcestershire Sports Partnership/Community Infrastructure Levy/Section 106	To 2030	Worcestershire Green Infrastructure Monitor
<b>SWDP6</b>	Worcester City Allocations	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP7</b>	Worcester City Centre	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP8</b>	Directions for Growth outside the City Boundary	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP9</b>	Droitwich Spa allocations	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
		Assessment, Strategic Housing Land Availability Assessment, Employment Land Review			
<b>SWDP10</b>	Copcut Lane	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP11</b>	Evesham allocations	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP12</b>	Cheltenham Road	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report

Core Policy	Aim of Core Policy	Associated Plans/Strategies	Funding Sources/Mechanisms Lead Organisation(s)	Phasing	Monitoring
<b>SWDP13</b>	Malvern allocated sites	Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP14</b>	Malvern QinetiQ	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP15</b>	Blackmore Park	Planning Policy Statement 4, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP16</b>	Three Counties Showground	Planning Policy Statement 4, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP17</b>	Development at Newland	Planning Policy Statement 4, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP18</b>	Pershore allocations	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP19</b>	Pershore urban extensions	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP20</b>	Tenbury Wells Sites	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP21</b>	Upton upon Severn Sites	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3, 4 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Employment Land Review	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report



<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP22</b>	Rural Employment	Local Enterprise Partnerships Priorities/Sustainable Community Strategy's/Village Facilities and Rural Access Study/Economic Development Strategies/Employment Land Review	SWDP Councils/Local Enterprise Partnerships/Local Strategic Partnerships/Planning Applications	To 2030	Annual Monitoring Report
<b>SWDP23</b>	Category 1 Village Sites	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP24</b>	Category 2 Village Sites	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report

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<b>SWDP25</b>	Category 3 Village Sites	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Planning Policy Statement 1, 3 and 7, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment	SWDP Councils/Planning Applications	See Phasing Plan	Annual Monitoring Report
<b>SWDP26</b>	Design	Planning Policy Statement 1, 3, 5 and 7	SWDP Councils/Planning Applications/MADE/English Heritage	To 2030	
<b>SWDP27</b>	Providing the Right Land and Buildings for Jobs	Employment Land Review/Local Enterprise Partnerships Priorities	SWDP Councils/Local Enterprise Partnerships/Local Strategic Applications/Regional Growth Fund	To 2030 (including 5 year rolling supply)	Against Local Enterprise Partnerships Priorities/SCS Objectives/Annual Monitoring Report
<b>SWDP28</b>	Creating and Sustaining Vibrant Centres	Sustainable Community Strategy's/Local Enterprise Partnerships Priorities/Worcester City Centre Masterplan	SWDP Councils/Planning Applications	To 2030	Annual Monitoring Report

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<b>SWDP29</b>	Protection and Promotion of Shopping Choice	Local Enterprise Partnerships Priorities/Retail Study	SWDP Councils/Local Enterprise Partnerships/Local Strategic Partnerships/Planning Applications	To 2030	Annual Monitoring Report
<b>SWDP30</b>	Housing Mix	Strategic Housing Market Assessment/Strategic Housing Land Availability Assessment/Affordable Housing Viability Study Work/Worcestershire Older Persons Housing Report	SWDP Councils/planning Applications	To 2030	Annual Monitoring Report
<b>SWDP31</b>	Meeting Affordable Housing Needs	Strategic Housing Market Assessment/Strategic Housing Land Availability Assessment/Affordable Housing Viability Study Work/Local Investment Plan	SWDP Councils/Planning Applications/Homes Community Agency	To 2030	Annual Monitoring Report/Strategic Housing Market Assessment
<b>SWDP32</b>	Rural Exception Sites	Strategic Housing Market Assessment/Strategic Housing Land Availability Assessment/Affordable Housing	SWDP Councils/Planning Applications/Homes Community Agency/Rural Housing Enabler	Post 2023 to 2030	Annual Monitoring Report/Strategic Housing Market

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
		Viability Study Work/Worcestershire Older Persons Housing Report/Local Investment Plan			Assessment/Local Investment Plan Monitor
<b>SWDP33</b>	Gypsies, Travellers and Travelling Showpeople	GTAA, Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment	SWDP Councils/Planning Applications/Gypsy and Traveller Liaison Team	To 2030	GTAA Updates
<b>SWDP34</b>	Replacement Dwellings in Open Countryside and re-use of agricultural buildings	Planning Policy Statement 1, 3 and 7	SWDP Councils/Planning Applications/	To 2030	Annual Monitoring Report
<b>SWDP35</b>	Dwellings for Rural Workers	Planning Policy Statement 1, 3 and 7	SWDP Councils/Planning Applications/	To 2030	Annual Monitoring Report
<b>SWDP36</b>	Tourist Development	Hotel Study/Economic Development Strategy/Local Enterprise Partnerships Priorities	SWDP Councils/Planning Applications/Local Enterprise Partnerships/Area of Outstanding Natural Beauty Partnerships/Worcester	To 2030	Annual Monitoring Report

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<b>SWDP37</b>	Visitor Accommodation	Hotel Study/Economic Development Strategy/Local Enterprise Partnerships Priorities	Business Improvement District/Local Strategic Partnerships and Tourist Boards SWDP Councils/Planning Applications/Local Enterprise Partnerships/Area of Outstanding Natural Beauty Partnerships/Worcester Business Improvement District/Local Strategic Partnerships and Tourist Boards	To 2030	Annual Monitoring Report , Hotel Study Updates
<b>SWDP38</b>	Static and Touring Caravans, Chalets and Camping Sites	Hotel Study/Economic Development Strategy/Local Enterprise Partnerships Priorities	Business Improvement District/Local Strategic Partnerships and Tourist Boards SWDP Councils/Planning Applications/Local Enterprise Partnerships/Area of Outstanding Natural Beauty Partnerships/Worcester Business Improvement District/Local Strategic Partnerships and Tourist Boards	To 2030	Annual Monitoring Report , Hotel Study Updates

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP39</b>	Waterfronts	Hotel Study/Economic Development Strategy/Local Enterprise Partnerships Priorities	SWDP Councils/Planning Applications/Local Enterprise Partnerships/British Waterways and Canals Trusts/Area of Outstanding Natural Beauty Partnerships/Worcester Business Improvement District/Local Strategic Partnerships and Tourist Boards	To 2030	Annual Monitoring Report , Hotel Study Updates
<b>SWDP40</b>	Marinas and Moorings	Hotel Study/Economic Development Strategy/Local Enterprise Partnerships Priorities	SWDP Councils/Planning Applications/Local Enterprise Partnerships/British Waterways and Canals Trusts/Area of Outstanding Natural Beauty Partnerships/Worcester Business Improvement District/Local Strategic Partnerships and Tourist Boards	To 2030	Annual Monitoring Report , Hotel Study Updates

<b>Core Policy</b>	<b>Aim of Core Policy</b>	<b>Associated Plans/Strategies</b>	<b>Funding Sources/Mechanisms Lead Organisation(s)</b>	<b>Phasing</b>	<b>Monitoring</b>
<b>SWDP41</b>	Residential Moorings	Hotel Study/Economic Development Strategy/Local Enterprise Partnerships Priorities	SWDP Councils/Planning Applications/Local Enterprise Partnerships/British Waterways and Canals Trusts/Area of Outstanding Natural Beauty Partnerships/Worcester Business Improvement District/Local Strategic Partnerships and Tourist Boards	To 2030	Annual Monitoring Report , Hotel Study Updates
<b>SWDP42</b>	Indoor Leisure and Community Facilities	Planning Policy Guidance 17 Review and Playing Pitch Strategy, PPS1, PPS8	SWDP Councils/Planning Applications/Worcestershire Sports Partnership	To 2030	Planning Policy Guidance 17 Review Updates
<b>SWDP43</b>	Local Green Networks	Worcestershire Green Infrastructure Framework, Planning Policy Statement 1, 5, 9 and 25 Historic Environment Assessment	SWDP Councils/Planning Applications/Green Infrastructure Steering Group	To 2030	Worcestershire Green Infrastructure Monitor

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<b>SWDP44</b>	Protecting Open Space for Sport and Recreation	Worcestershire Green Infrastructure Framework, Planning Policy Statement 1, 5, 9 and 25 Historic Environment Assessment, PPS8	SWDP Councils/Planning Applications/Worcestershire Sports Partnership/Community Infrastructure Levy/Section 106	To 2030	Worcestershire Green Infrastructure Monitor
<b>SWDP45</b>	Provision of Open Space , Sport and Recreation Uses in New Developments	Worcestershire Green Infrastructure Framework, Planning Policy Statement 1, 3 and 8	SWDP Councils/Planning Applications/Worcestershire Sports Partnership/Community Infrastructure Levy/Section 106	To 2030	Planning Policy Guidance 17 Review Updates
<b>SWDP46</b>	Energy Efficiency and Renewable Energy	Planning Policy Statement 1, 3, 4 and 18 planning for Renewable Energy in Worcestershire	SWDP Councils/Planning Applications/Building Control	To 2030	Planning Permission/Building Regulations Approvals
<b>SWDP47</b>	Management of Flood Risk	South Worcestershire Strategic Flood Risk Assessment, Planning Policy Statement 1 and 25	SWDP Councils/Environment Agency/Planning Applications	To 2030	Strategic Flood Risk Assessment Updates



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<b>SWDP48</b>	Water Supply and Treatment	South Worcestershire Water Cycle Study, Surface Water Management Plans, Water Quality Framework Directive, Planning Policy Statement 1 and 25	SWDP Councils/Planning Applications/Environment Agency/Severn Trent Water	To 2030	Water Quality Monitors/Planning Permissions
<b>SWDP49</b>	Vale of Evesham Heavy Goods Vehicles Control Zone	Local Transport Plan 3/Worcestershire Transport Models	Development management process, Neighbouring Local Authorities at County and District level	To 2030	Annual Monitoring Report