

LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report AMR

December 2005

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ABOUT THIS DOCUMENT

This document is the first annual monitoring report for the Borough to be prepared under the new planning system introduced in the Planning and Compulsory Purchase Act 2004.

The monitoring time period for this report is 1st April 2004 to 31st March 2005.

If you require any further information on the Annual Monitoring Report or have any comments or queries related to this document please call the Plans and Policy team on 01952 202895 or email : 2021plan@telford.gov.uk

EXECUTIVE SUMMARY

This is the first Telford & Wrekin Annual Monitoring Report (AMR). It details the monitoring principles and the monitoring framework proposed for use in future AMRs. It sets out key contextual characteristics, issues, challenges and opportunities in respect of the local authority area including the three Local Development Framework (LDF) sub-areas of Telford, Newport and the Rural Area.

This monitoring report is based on the Office of the Deputy Prime Ministers Core Indicators, and the indicators defined for the Strategic Environmental Assessment / Sustainability Appraisal prepared by the Council. As the Council prepares its Local Development Framework more local indicators are likely to be developed, and these will be reflected in subsequent AMRs.

That process is outlined in this report, with reference to development of the evidence base to support all corporate strategies.

The Council met its statutory requirement to submit its Local Development Scheme (LDS) to Government Office West Midlands by the 31st March 2005. The AMR contains a section on Local Development Scheme implementation. This shows progress towards achieving the timetable and milestones for the preparation of documents set out is on schedule.

Findings from the core and sustainability indicators include:

- The proportion of new housing on previously developed land is well above target.
- Housing completion numbers are lower than expected.
- Affordable housing completions are lower than the need identified in the Housing Needs Study.
- Waste recycling and composting is increasing.
- Public transport use is increasing.
- The amount of Local Nature Reserve is above standard.

Significant effects on the social, environmental and economic objectives of the implementation of policies will be tested by the indicators that have yet to be developed as work on the Local Development Framework progresses in the coming months.

1.0 INTRODUCTION

The Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor matters that may affect the planning and development of their areas. As set out in Section 13 of the Act, Regulation 5 and PPS12 (paragraph 4.8), they are required to keep under review the following matters:

- the principal physical, economic, social and environmental characteristics of their area;
- the principal purposes for which land is used in the area;
- the size, composition and distribution of the population of the area;
- the communications, transport system and traffic of the area (including accessibility by transport); and
- any other considerations which may be expected to affect those matters.

This is the first Telford & Wrekin Annual Monitoring Report. It details the monitoring principles and the monitoring framework. It sets out key contextual characteristics, issues, challenges and opportunities in respect of the local authority area including the three Local Development Framework sub-areas of Telford, Newport and the Rural Area.

The monitoring principles and an outline for the LDF monitoring framework must be developed in conjunction with the West Midlands Regional Planning Body, other key stakeholders and in consultation with the Government Office West Midlands (GOWM).

The West Midlands Regional Assembly (WMRA) and GOWM will contribute to the development of the next AMR in response to publication of the first.

It contains a section on local development scheme implementation. This shows that progress towards achieving the timetable and milestones for the preparation of documents set out in the local development scheme is on schedule.



The AMR presents a spatial portrait of the Borough and its sub-areas, and identifies the issues arising that need to be addressed by the LDF.

Monitoring Principles

- Monitoring will be an ongoing, integrated corporate process

Both the LDF and Community Strategy need to respond to contextual changes. All objectives, policies and issues will be monitored within a single cyclical corporate framework in order to ensure an integrated approach. Data collection will therefore become a continuous process to support monitoring of corporate spatial strategies. It will focus on outcomes by reviewing against agreed delivery plans.

- Monitoring will be based on available data

In preparing the evidence base underpinning the LDF the key aim is to develop a baseline of existing available social, environmental, and economic conditions within the local authority area. This will draw upon existing survey information. Creation and maintenance of the evidence base will include a process of identifying and reviewing national and regional planning policy and other local strategies and initiatives. The borough may also call upon the resources and expertise of Shropshire County Council whenever appropriate.

Any data 'gaps' in the evidence base must be identified, and projects initiated that will address them. Such gaps will become apparent as policy is developed and issues are explored.

- Monitoring will supplement existing stakeholder programs

Policies should also focus on outcomes and delivery by setting out how it will be delivered, when and by whom. It is therefore essential that key stakeholders in the delivery of policy should contribute to defining the monitoring framework, via the consultation stages of the LDF and Community Strategy processes.

- Monitoring will be spatial

Monitoring data will need to be based on a refined geography, so that spatial issues can be explored at different scales. The evidence base must be developed so that all data is held at the finest level of detail possible for each data set.

The detailed specification of survey work of current and future local issues and needs within an area, including opportunities and constraints must be capable of supporting fine grained spatial analysis.

Some externally sourced contextual data will only be available at specific district, county, regional or national scales, and this will vary according to the data source.

- Monitoring will be based on indicators

If a policy or objective cannot be measured via indicators then it cannot be managed. Indicators must be SMART, that is Specific, Measurable, Achievable, Realistic, and Time bound. They should be precisely defined in terms of any numerator, denominator, benchmark, target and timescale. Indicators need to be policy relevant, analytically valid and cost effective. In order to measure progress they must be representative of what is being assessed, have robust collection procedures and be responsive to change. Indicators should be tested to ensure that any impact is significant, and not within normal tolerable variation.

The number of indicators required should be limited, using existing information wherever possible, be simple and not expensive to monitor. They should have the ability to produce and simplify the most important information about outcomes. They should reduce the number of measurements required to give an accurate representation of outcomes. They should illustrate trends and allow comparisons. They should ensure that responses are triggered when thresholds are approached. And indicators should also make the evidence base more accessible and comprehensible to the general public.

- Interpretation of data will follow sound statistical principles

The update frequency, validity and reliability of data should be assessed and justified. Data will need quality assurance, to be validated against source and/or comparable alternative sources where available.

Presentation of results will be via maps, tables and charts in the formats most appropriate to the data.

- Monitoring will be used to regularly review LDF policy

The evidence base will be used to set out and appraise the preferred policy direction (i.e. spatial vision and spatial objectives) together with relevant issues and alternative approaches where appropriate.

- Monitoring will require data management

A large evidence base will be required, and collated from service areas across the authority. This will necessitate data management. The evidence base will be held in widely accessible systems such as corporate GIS, spreadsheets and databases with variable reporting formats.

Monitoring Framework

At Telford & Wrekin Council planning policy monitoring is a collective endeavour, an integral part of the Planning process. Activity in each unit in the planning service contributes to monitoring, whether that is registering details of planning applications, carrying out sustainability and urban capacity assessment, developing spatial policy and indicators or delivering the annual land use change returns. There is no discrete monitoring function, rather it is integrated across the service. Monitoring functions are shared by topic or theme among officers in a number of service areas.

The evidence base will draw on resources, sources and contributions beyond the Planning Service, in particular from the Community Strategy. It is intended that the LDF and Community Strategy monitoring arrangements will be integrated into a single framework. Over time the information gathered will contribute to raising the level of knowledge about the state of the Borough, increase the ability to report on conditions and trends, and provide the information base for more informed policy and management decisions.

Key stakeholder contributions to the AMR will be made through all stages of the LDS and through the Community Strategy partnership arrangements.

Community Strategy and Local Strategic Partnership input to the AMR will be via the LDF Project Group. This formal link will ensure that Key Stakeholder contributions are reflected in the definition of indicators, identification of evidence base data gaps and in specifying research.

During the preparation of the LDDs contextual, output, and significant effects indicators will be developed for local development framework monitoring to measure policy implementation and significant effects. There will need to be clear links between spatial objectives, policy targets, proposed output indicators (i.e. both core and local indicators), significant effects indicators and contextual indicators.

The evidence base will be used to develop and appraise issues, options reports, options for future development, including possible spatial vision and spatial objectives. There will be continual development of the evidence base in light of responses to issues and options reports, and the initial sustainability appraisal report.

The annual monitoring land use change data collection round is timed to feed data into the regional monitoring framework. It also supports other national reporting timetables, such as for the Housing Flows Reconciliation (HFR) return and the National Land Use Database. This will continue with the intention of improving the data collection, processing and analysis procedures so that reporting deadlines can be tightened.

Ongoing research and data collection for the Employer Database is a corner stone of the LDF evidence base. That regular bi-annual programme will continue with the intention of integrating with the retail database.

Population projections will be re-run as and when revisions to the Sub-national Population and Household Projections are updated.

In the light of the Inspector's binding report following examination, there will probably be a need to refine output, significant effects and contextual indicators in light of any changes to spatial objectives and policies proposed. It will then be possible to agree output, significant effects and contextual indicators.

The response of WMRA and the GOWM to this first AMR should provide an indication of any changes required for reporting on LDF performance, and how and when subsequent contributions from these regional bodies can be integrated into a formalised systematic annual process.

Each year the monitoring framework will be reviewed between January and March in order to take account of feedback from GOWM and WMRA. This will also be the time period when

adjustments can be made to the annual data collection round, and when projects to enhance the evidence base will be considered. Over time, each annual review will refine the monitoring framework, and the content of the annual monitoring report. The annual review will also focus on data management issues, and the frequency, validity, and reliability of the indicators. Identification of data gaps should result in research projects being initiated, along with a review of resources and data custodianship, with decisions to be reported in the next AMR.

Sustainability Objectives and Indicators

The table shows the link between sustainability objectives and indicators, and whether or not there is a gap in the baseline evidence base that needs to be filled. Recent data is summarised where available, and an indication of the trend relative to any targets and benchmarks is also indicated.

Social Objectives	Indicators	Finest Grain Geography	Data	Target	Benchmark	Year	Baseline Data						Regional Comparator	National Comparator	Comments
							2001	2002	2003	2004	2005	Trend			
S1. Improve and maintain the quality of life and community well being for all By : <ul style="list-style-type: none">Enhancing social inclusion by providing equal access to facilities skills and knowledgeReduce anti social activityReduce and prevent crime and fear of crime	Index of local deprivation	SOA		No Target or Benchmark			No Data		112th	No Data	96th IMD 2000		Not appropriate	Index of Multiple Deprivation	
	Proportion of children under 16 living in low income households	SOA		No Target or Benchmark			No Data		No Data	No Data	No Trend		No Comparators	Index of Multiple Deprivation?	
	Level of Crime	Borough		Regional and National Comparators			No Data		19,213	19,604	17,802	Recent fall	No Data	Not Complete	West Mercia Police Data via LSP
	Fear of Crime	Borough		No Target or Benchmark			No Data						No Data	No Data	To be collected
S2. Accessibility to a range of services and facilities to meet people's basic needs and promote social inclusion By : <ul style="list-style-type: none">Improve physical accessibility to key local services (transport)Increase awareness of services and facilitiesImprove the range of services available	Access to post office (% of households)	GIS 2 km buffers		No Target West Midlands		pa	No data tbc				No Trend	91.9% 2001	State of the Countryside indicator for rural households	To be calculated	
	% of houses 800m from a bus stop	GIS 800 m buffer		No Target	No Benchmark	pa	No Data		97.50%		No Trend		No Comparators	Bus stops need updating	
	% of houses 800m from local shopping facilities	GIS 800 m buffer		No Target	No Benchmark	pa	No Data				No Trend		No Comparators	Local centres to be defined	
S3. Provision of a range of housing that meets the needs of the Borough By : <ul style="list-style-type: none">Increase the affordability of housingProvide a range of types of tenureProvide a range of house types (semi detached, flats, 1,2,3,4,5 bed)Encourage adaptability of the housing stock	Housing completion figures	Site level		1330	No Benchmark	2001 to 2010	804	622	598	896	569	Below Target	RSS Allocation	Not appropriate	At site level in the Land Statement, plus Regional return
	Affordable housing completion figures	Site Level		Housing Needs Study 2004		2011+	329		33		0	Below Need			At site level in the Land Statement, plus Regional return
	Affordable Housing (Affordability figure linked to earnings)	Borough		Affordability Index			No Data						RSS Data	ODPM	Figure not yet calculated for Borough
	Range of 1bed, 2, 3 and 4 bed	Borough		Housing Needs Study 2004			No Data	HFR02	HFR03	HFR04	HFR05	1 Bed = 10% 2 Bed = 18% 3 Bed = 42% 4 Bed = 30%		Not appropriate	Collected annually as part of land use change monitoring and HFR
S4. Improve the health of the population By : <ul style="list-style-type: none">Encourage a healthy lifestyleIncrease access to health facilitiesIncrease access to green spaceIncrease access to leisure facilitiesIncrease walking opportunities	Access to GP (number of GP's per population - modify to the Core Indicator GP Accessibility 30 minute isochrone)	DfT Accession Model isochrones		No Target or Benchmark			No Data		98.30%		No Trend		No Comparators	Use DfT Accession Model Isochrones and Core Indicator	
	Achievement of Accessible Natural Green Space Standards	Greenspace sites, LNR sites		ANGSt Standards			Areas of natural greenspace being compiled 194 ha LNR per 162,000 population 3 20 ha sites. 2 km buffer to be calculated No 100 ha site. 5 km buffer to be calculated No 500 ha site. 10 km buffer to be calculated				Above standard		No Comparators	Data being researched for PPG17, etc.	
S5. Improve the education and skills of population By : <ul style="list-style-type: none">Improve education facilities for young peopleImprove education facilities for high education / adult learning	Qualifications at the age of 19	Borough		No Target	England & wales	Census	14.2%	No Data		No Trend		No Comparator	England & Wales higher	Census 2001 otherwise to be collected	
	Number of people in higher education	Borough		Increase	No Benchmark	pa	No Data		66.5	72%	No Data	Increasing	No Comparators		Connexions Service data
	NVQ qualifications / Apprenticeships undertaken	Borough		No Target	England & wales	pa	No Data		72.2%		No Data	No Trend	West Midlands slightly higher	GB Higher	To be collected

Environmental Objectives	Indicators	Finest Grain Geography	Data	Target	Benchmark	Year	Baseline Data						Regional Comparator	National Comparator	Comments	
							2001	2002	2003	2004	2005	Trend				
En1. Make optimum use of land and property By : <ul style="list-style-type: none">Encourage development on previously developed landEncourage reuse of redundant building stockEncourage development in support of existing transport network	% development on Greenfield and %development on Brownfield	Site level		53%	No Benchmark	pa	58%	55%	36%	67%	94%	Increasing	76%	60%	Regional return	
	Number of conversions (change of use permitted)	Site level		No Target	No Benchmark	pa	8	14	37	111	180	Increasing	No Comparators		Planning Application System	
	Average residential density	Site level		30 dwellings per ha	PPS3	pa	No Data				32.2	No Trend	No Comparators		Regional return. Included for new development on fully completed sites	
	% of new development within 800m of a bus route	Isochrone from bus stops		Increase	No Benchmark	pa	No Data				64.50%	No Trend	No Comparators		Bus Stop and Bus Route data needs to be updated	
En2. Reduce the demand for travel and promote modes of travel other than the car	Passenger travel by mode	Borough		Increase public transport passenger journey numbers			5.7m	6.04m	6.3m	No Data	No Data	Increasing	West Midlands slight decline	England slight increase	Included	
En3. Enhance and protect the quality of the natural environment By : <ul style="list-style-type: none">Protect the landscape and quality of the countrysideConserve and enhance protected and LBAP priority habitats and speciesProtect and enhance geodiversity	Reach government targets Public Service Agreement for 95% of SSSI's being in favourable condition	County		95% favorable condition	PSA	2010	No Data			65.94%	No Data	No Trend	No Comparators		English Nature	
	Area (ha) of Local Nature Reserves	LNR Site		Increase	No Benchmark	pa	No Data	201 ha	No Data			No Trend	No Comparators		To be collected	
	Area (ha) of wildlife sites	Site Level		Increase	No Benchmark	pa	No Data			753 ha	No Data	No Trend	No Comparators		Being revised by Shropshire Wildlife Trust	
	Net change in natural / semi natural habitats	County		BAP	No Benchmark	pa	No Data					No Trend	No Comparators		To be collected. No biological records centre in Shropshire	
	Progress towards achieving Biodiversity Action Plan targets	County		BAP	No Benchmark	pa	No Data					No Trend	Region BAP	National BAP	Being reviewed to SCC timetable	
	Number and condition of important geological sites	Site Level	Educational Scientific Historic Aesthetic	No Target	No Benchmark	pa	Average Grade 4					27 Sites No Trend	No Comparators		Wildlife Trust Data held by SCC	
En4. Enhance and protect the quality of the built environment By : <ul style="list-style-type: none">Conserving the Built Heritage of the BoroughEnsuring the development of a high quality built environment (as defined in the Design Guide SPD)	Number of Listed Buildings at Risk	Site Level		Reduce	No Benchmark	pa	3	3	2	2	1	Reducing	No Comparators		Included	
	% of developments adhering to T&W Design Guide	Site Level		Increase	No Benchmark	pa	No Data					No Trend	No Comparators		Design Guide not yet produced	
En5. Reduce contributions to climate change By : <ul style="list-style-type: none">Improving the energy efficiency of the building stockDevelopment of renewable energy productionReduce vulnerability to climate change	Thermal Efficiency of Housing Stock	Great Britain	Fully Insulated	Increase	No Benchmark	pa	No Data	15%	No Data			No Trend	No Comparators		BRE data	
	% of energy from a renewable source	UK		Increase	No Benchmark	pa	0.37%	1.39%	1.40%	No Data		Increasing	No Comparators		No local data	
	Number of properties subject to flooding	Property		Decrease	No Benchmark	pa	46					No Trend	No Comparators		EA Historic Flood map.	
En6. Reduce levels of pollution By : <ul style="list-style-type: none">Reduce levels of water pollutionReduce levels of air pollutionMaintain and enhance soil quality	% of main rivers and canal of good or fair quality	Region		91% Good or Fair	RQO	2005	No Data					No Trend	Region	England	To be collected. This indicator needs to be refined for biological and chemical measures, and the reference to canal reviewed	
	Number of days Air Pollution	Borough		Reduce	No Benchmark	pa	No Data					No Trend	Air Quality Management Areas		No measurement station in the area	
	Area of Contaminated Land (Statutory definition)	Site Level		Reduce	No Benchmark	pa	No Data					No Trend	No Comparators		No sites registered on contaminated sites register under part 2a of Environmental Protection Act 1990.	
En7. Maximise the efficient use of natural resources and minimise the amount of waste produced By : <ul style="list-style-type: none">Encouraging re use of materialsReducing use of non renewable materialsRecycling materialsReduce water consumption	Materials recycled	Borough		30%		2009	No Data			No Data	9.30%	11.30%	Increasing	No Data	No Data	To be included
				40%	LATS	2010 conditional	No Data			No Data	No Data	9.30%	11.30%			
				45%		2015										
	% household waste recycled	Borough		Increase	No Benchmark	pa	8.4	7.85	10.04	14.2	No Data	Increasing	No Data	No Data	Included	
	Abstraction by purpose	No Data		No Data			No Data					No Trend	No Data	No Data	To be included	

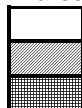
Economic Objectives	Indicators	Finest Grain Geography	Data	Target	Benchmark	Year	Baseline Data						Regional Comparator	National Comparator	Comments
							2001	2002	2003	2004	2005	Trend			
Ec1. Promote economic growth which is sustainable By : <ul style="list-style-type: none"> Encouraging growth in target employment sectors Encouraging sustainable procurement Encourage development of a strong rural economy 	Number of businesses in key employment sectors	Borough	Agric & fishing En'gy and water Manufacturing Construction Dist, h'tl & rest Transp & com. Banking, etc Public admin Other services Total	Increase and Diversify	No Benchmark	pa	18 15 529 353 1,615 207 1,171 389 338 4,635	18 11 510 349 1,594 218 1,179 385 354 4,618	19 11 530 391 1,623 274 1,248 406 368 4,870	No Data	No Data	Increase	Region ABI	England ABI	Included from Annual Business Inquiry, but also have Bi-annual Employment Survey
	Rural Diversification	Rural Area	Agr, Min & Con Manufacturing Services Total	Increase and Diversify	No Benchmark	pa	No Data 26 236 420	158 26 236 420	170 22 209 401	No Data	No Data	Decrease	Region ABI	England ABI	Bi-annual Employment Survey
Ec2. Create a balance of employment opportunities across all sectors By : <ul style="list-style-type: none"> Increasing the number of higher added value jobs Protecting current levels of employment 	TDA Investment Successes	Borough	Manufacturing Service Distribution Retail/Leisure/ Misc.	Increase	No Benchmark	pa	20% 60% 15% 5%	37% 47% 8% 8%	27% 55% 14% 4%	15% 53% 13% 19%	No Data	No Trend			To be included.
	TDA Investment Successes	Borough	TDA Inquiry / Investment Success	Increase	No Benchmark	pa	59 51	44 47	No Data	No Data	No Data	Decline	No Comparators		To be included. TDA data
Ec3. Enhance the image of the area as a business location By : <ul style="list-style-type: none"> Provide land / property to enable businesses to locate in the Borough Maximise niche marketing opportunities (e.g. sectoral strengths) to potential investors 	Ha of employment land readily available	Borough		No Target	No Benchmark	pa	250	250	282	237	259	No Trend	No Comparators		Regional monitoring return
	Number of companies in key sectors	Borough	Polymers Food processing High Value Engineering Tourism	Increase	No Benchmark	pa			No Data			No Trend	Region ABI	England ABI	To be included for Sectors identified by the Community Strategy
	Number of employees in key sectors	Borough	Polymers Food processing High Value Engineering Tourism	Increase	No Benchmark	pa			No Data			No Trend	Region ABI	England ABI	To be included for Sectors identified by the Community Strategy
Ec4. To retain and expand existing economic investment By : <ul style="list-style-type: none"> Supporting existing economic investment Developing 'not for profit' business e.g. community interest companies 	Number of companies working with / assisted by Investor Development Team (Annual Return)	Borough		No Target	No Benchmark	pa	505	436	613	525	No Data	No Trend	Regional AWM	No Comparator	TDA Annual reports
	Number of jobs created or safeguarded (Annual Return)	Borough		No Target	No Benchmark	pa	1804	1500	1153	1550	No Data	No Trend	Regional AWM	No Comparator	TDA Annual reports

Data Key:



Available
Research / Acquisition
Data Gap

Indicator Trend Key:



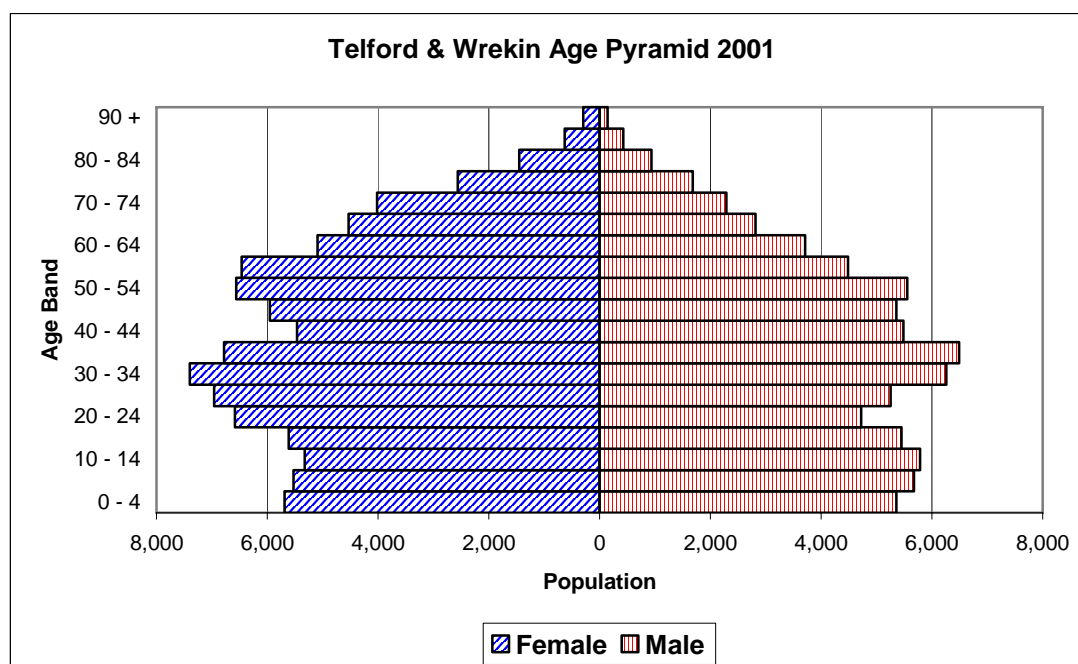
No Trend
Favourable
Not Favourable

Key Contextual Topics For Indicators

It is intended that local indicators will be presented in the format shown above, which as currently presented is also a preliminary evidence base gap analysis. This work will be completed as LDF policy is developed in the next planned stages of the LDS. More detailed presentation of issues will include more extensive presentation as shown in this section for the first AMR.

Contextual topics have been selected for more extensive presentation from the evidence base information used by the Community Strategy and in the Strategic Environmental Assessment Scoping Report. The intention is to show topics for which significant effects are intended by the implementation of LDF policies. Future AMRs will also attempt to highlight whether measured effects are as intended.

Population



Source: ONS 2001 Census

The age structure of the population in Telford & Wrekin is shown. There is a higher proportion of women (7.5% of women) than men (4.3% of men) above the age of 75.

Population change 1991-2001

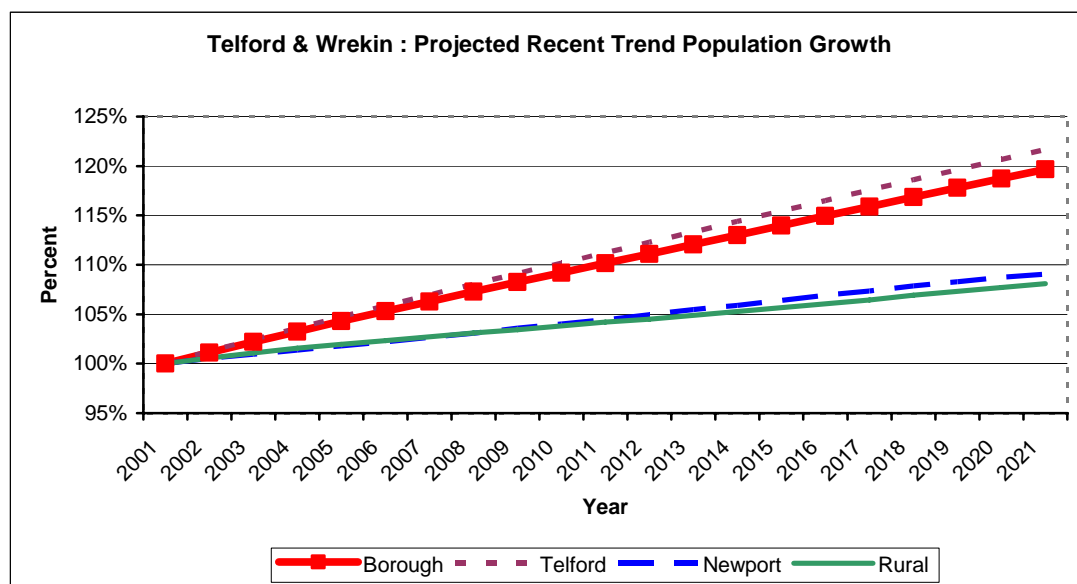
Understanding the socio-economic circumstances in which local people live is critical to the development of local policy.

Between 1991 and 2001, the population of the Borough grew by some 16,400 to 158,285 people and the housing stock increased by 11,026 to 65,318. Over the same period, the population in three wards Horsehay and Lightmoor, Muxton and Priorslee more than doubled.

The population of the Borough had a younger than national age profile. Of 354 local authority areas in England, the Borough had the 22nd highest rate for children aged 15 years or less, 20.9%, and the 329th smallest proportion of people aged 65+, 12.3%.

Population projections

While the population is relatively young (over 30% of the total is aged between 20 and 39 years).



Source: Telford & Wrekin Council

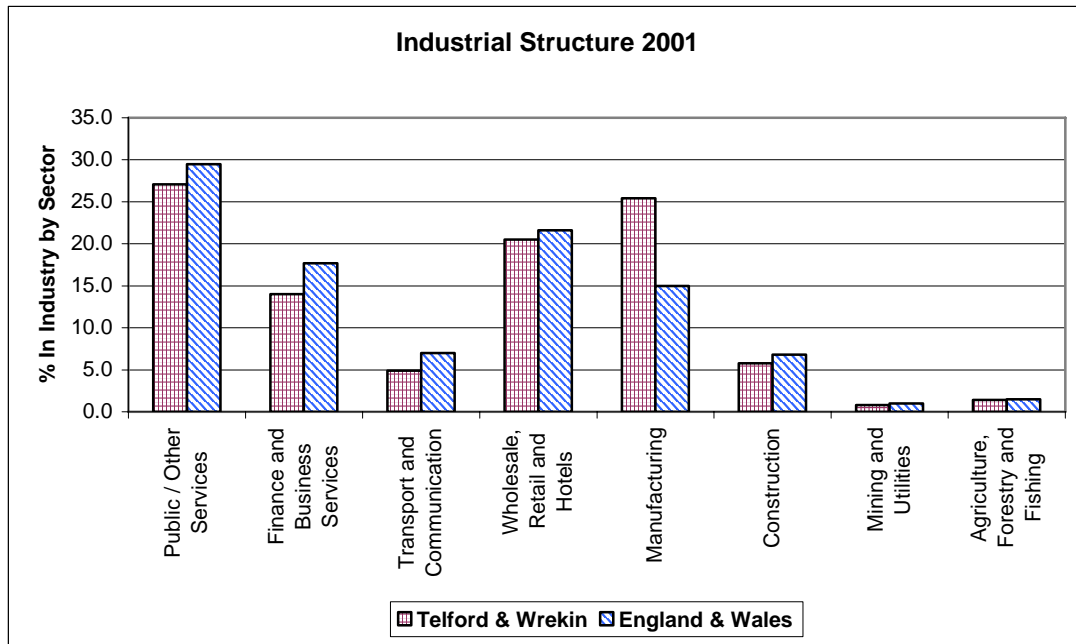
The graph shows the projected rate of change in population to 2021 based on recent migration trends for the three sub-areas being used in the development of LDF policy. Telford is projected to grow faster than the Borough, with Newport and the Rural Area having similar lower rates of growth.

Population Projection Model : Recent Trend				
YEAR	Telford & Wrekin	Telford	Newport	Rural Area
2001	158,340	133,790	11,690	12,860
2006	171,730	146,610	11,960	13,170
2011	182,940	157,310	12,230	13,410
2016	185,520	159,350	12,510	13,660
2021	189,790	163,090	12,780	13,920
2026	196,170	169,130	12,940	14,100
2030	200,700	173,460	13,040	14,200

Source: Telford & Wrekin Council

The population projections were produced using the PopGroup model, and those shown are for the recent trend in migration to and from the Borough. Projections have also been developed that give change if there is no migration at all, and to show the population levels if the full RSS housing allocation is achieved each year. The RSS projection was run to show the result of developing the full 1330 houses allocated in the Regional Strategy up to 2010, and the reduced regional allocation of 700 houses per annum from 2010 to 2021. The RSS projection coincides almost exactly with the recent trend projected population in 2021.

Industrial Structure

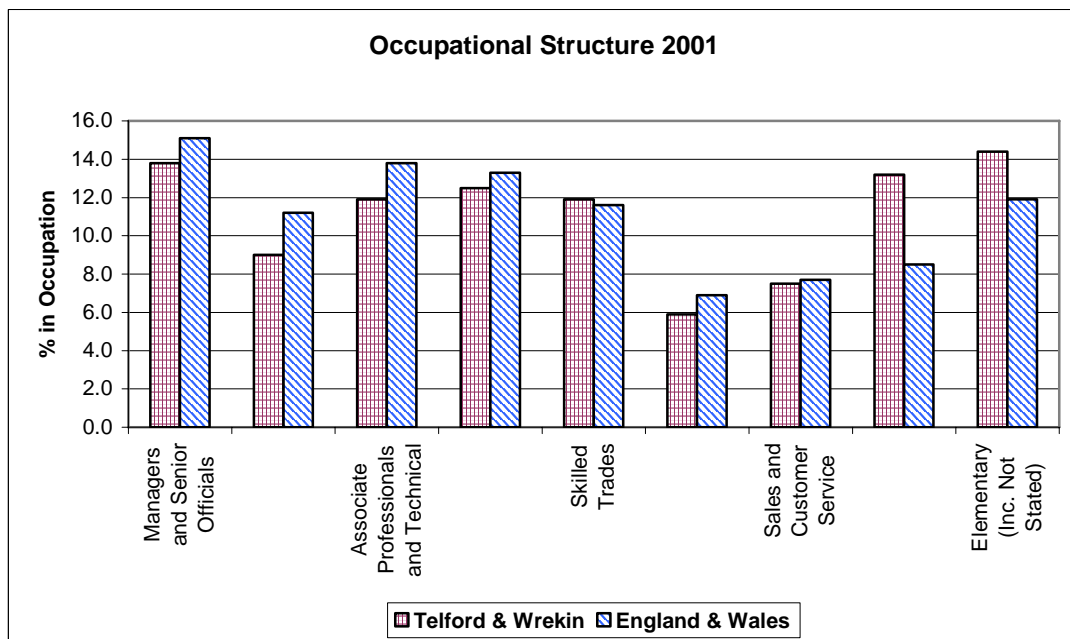


Source: Office for National Statistics, 2001 Census

The manufacturing, retail and public service sectors have continued to be the area's largest employers over the past 10 years. However, during this period the proportion employed in the manufacturing sector fell by 5 percentage points to 25.4%. In 2001 the largest employer was the public/other services sector with 27.1%.

When comparing the industrial structure of Telford & Wrekin in 2001 with that for England & Wales there is a big difference in the proportion employed nationally in the manufacturing industry: 15.0% of those employed in England & Wales compared to 25.4% in Telford & Wrekin. The public and financial & business service sectors employed a higher proportion in England & Wales than in Telford & Wrekin, despite employment in financial & business services locally doubling in size from 1991 to 2001.

Occupational Structure

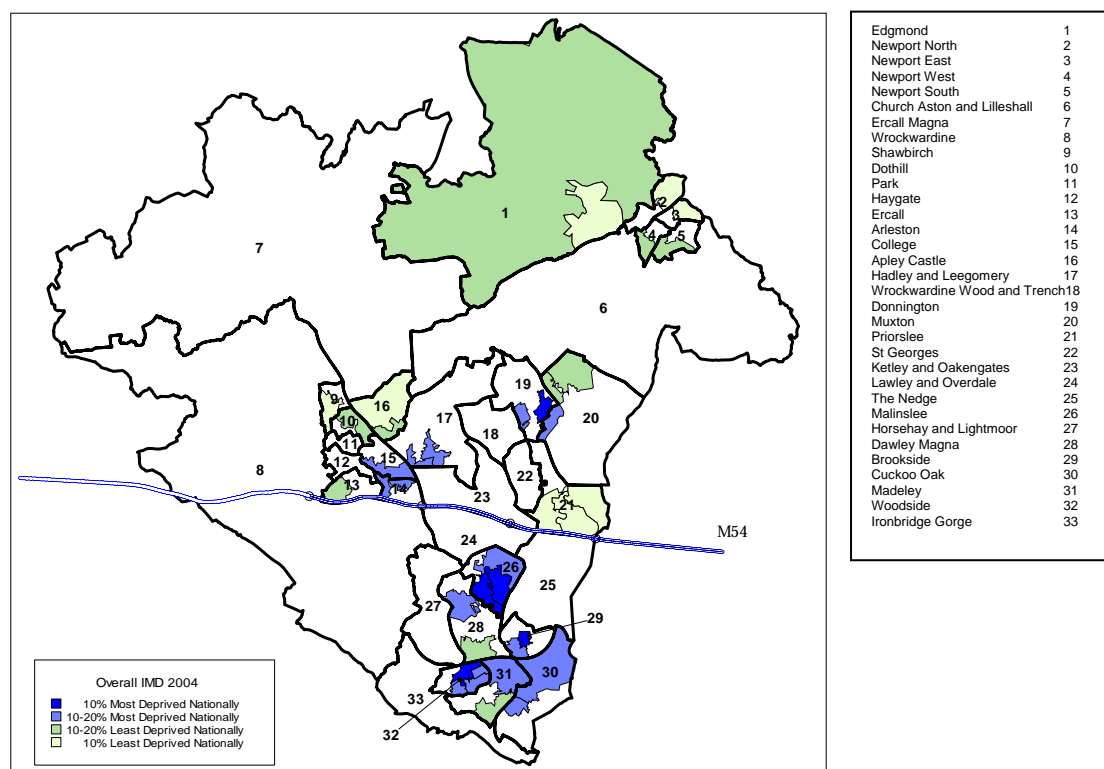


Source: Office for National Statistics, 2001 Census

In Telford & Wrekin there was a fall in the proportion of those in employment in administrative and secretarial occupations, skilled trades and process, plant and machinery operatives from 1991 to 2001. Conversely, there was a rise in the proportion employed in associate professional and technical occupations from 6.6% in 1991 to 11.9% in 2001, as well as a rise in elementary occupations from 9.7% to 14.4%.

In 2001 there was a lower proportion employed in managerial occupations in Telford & Wrekin at 13.8% than in England & Wales at 15.1%, and a higher proportion employed in elementary occupations in Telford & Wrekin (14.4%) compared to England & Wales (11.9%). Over the decade to 2001, there was a move from 'lower class' occupations to 'higher class' occupations, so that the gap has begun to close.

Index of Multiple Deprivation 2004



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The Index of Multiple Deprivation 2004 (IMD) is an index designed to rank areas in England by their extent of socio-economic deprivation, based on seven indicators: income, employment, health, education, skills and training, barriers to housing and services, crime and the living environment. Its purpose is to aid the targeting of resources to areas of greatest need.

The Index ranks Telford & Wrekin as the 112th most deprived of 354 local authorities; placing it in the top third most deprived local authority area in England. Within the West Midlands the Borough is the eighth most deprived of 34 authorities, and it is the most deprived authority within Shropshire.

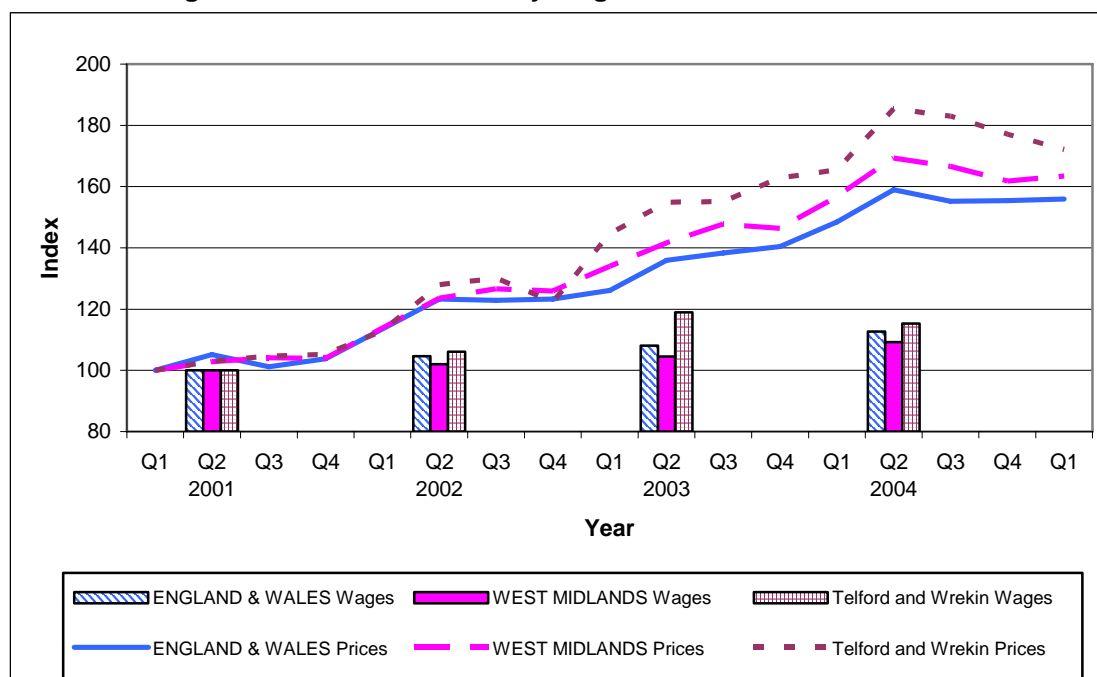
When looking specifically at income deprivation, Telford & Wrekin is ranked 84th nationally (in the top 25%), and 8th regionally. This figure equates to 24,240 people in the Borough who are income deprived – that is 15.3% of the population. Telford & Wrekin is ranked 88th nationally and 8th regionally in terms of employment deprivation – this equates to over 9,800 people in the Borough who want to work but are unable to gain employment (6.2% of the population).

The IMD also looks at areas at a smaller level than local authorities as a whole; these are known as Super Output Areas (SOAs), and there are 108 SOAs in Telford & Wrekin. The State of The Borough Report is a complementary document to the LDF AMR, and will pick up on the finer detail wherever appropriate.

Affordable Housing

It is not only social housing that will be in demand in the future but also affordable housing to buy and rent. The chart below shows the average house prices in Telford & Wrekin, West Midlands region and England & Wales, compared to the average weekly wage. Although each has risen since 1999, wage increases have been at a much lower rate than the average rise in house prices.

Index of Average House Prices and Weekly Wages



Source: Land Registry; Office for National Statistics

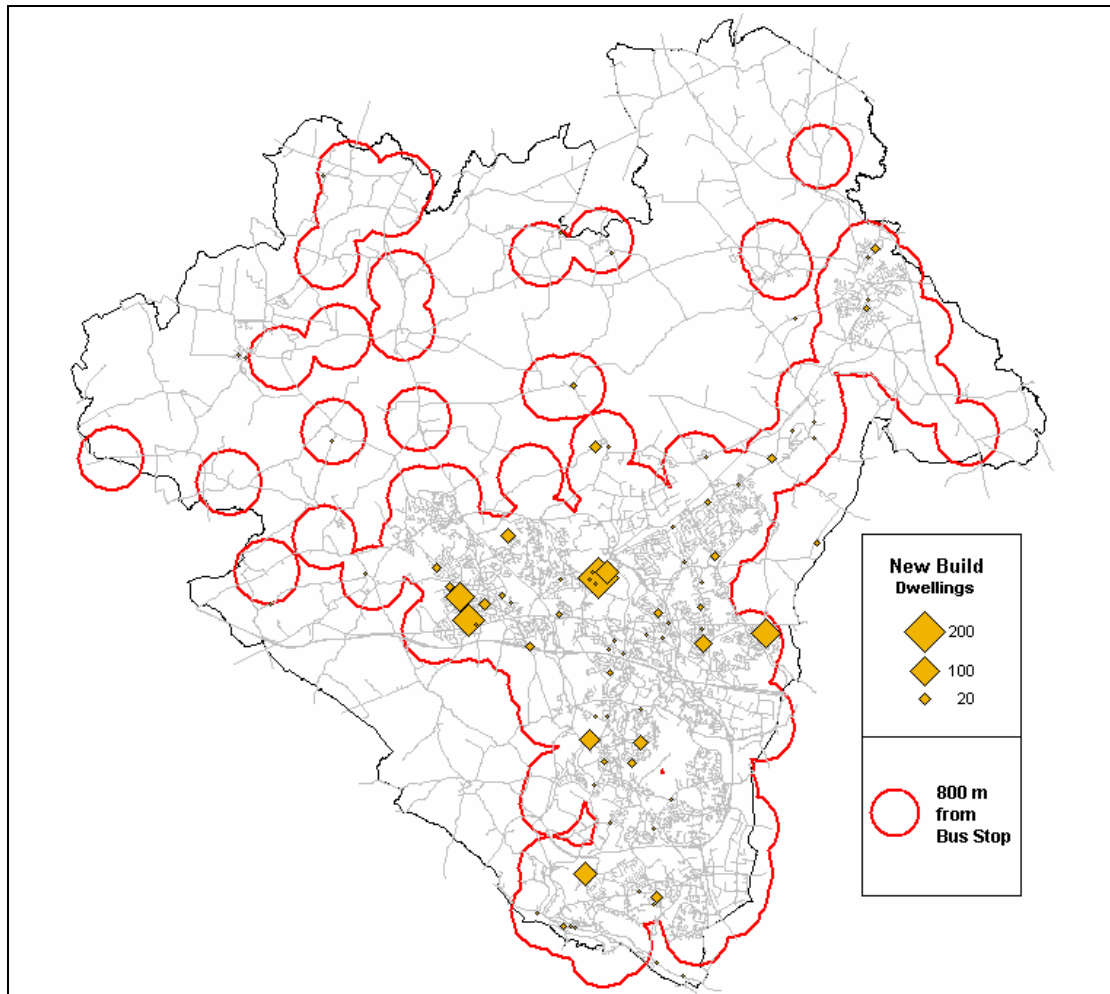
The average price of a house in Telford & Wrekin has risen by 72% in the four years to 2004, faster than the increase of 63% for the West Midlands and the 56% increase for England & Wales as a whole. However, the average price of a house in Telford & Wrekin remains around £47,000 lower than the England & Wales average, and about £19,000 lower than the West Midlands average price.

The average weekly income rose by nearly 15% in Telford & Wrekin between 2001 and 2004, compared to 13% in England & Wales and 9% in the West Midlands, however, wages are still £42.00 per week lower in Telford & Wrekin than nationally.

Transport

The layout of Telford was designed with the car in mind, and so developing a sustainable local transport system is somewhat problematic. However, working in partnership with transport providers has led to an increase in the number of bus passenger journeys taken each year.

Bus Stops and Location of New Residential Development 2004 / 2005



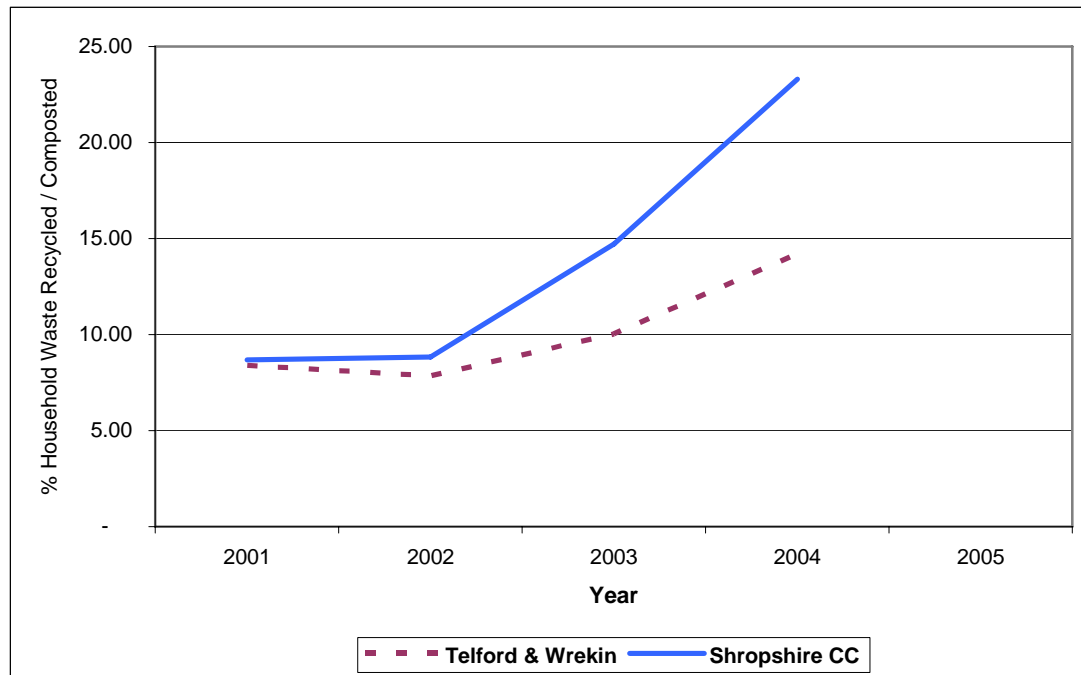
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The map shows the location of new residential development in the 12 months to April 2005 along with the areas within 800 metres of a bus stop. The residential sites symbols are graded in size according to the number of completions. 98.1% of new residential development was within those areas.

Waste Disposal and Recycling

Within Telford & Wrekin there is provision for the recycling of many materials: plastic, glass, paper, aluminium cans, and textiles. Overall there are fifty-nine glass banks, thirteen paper banks, two plastic banks and nine textile recycling banks, which are all situated near shops, pubs or supermarkets in places that are easily accessible. There are four Community Recycling Centres within the Borough (Halesfield, Hadley, Newport and Redhill), two of which have been recently refurbished.

Proportion of household waste recycled/composted



Source: Borough of Telford & Wrekin, Shropshire County Council

The chart shows the proportion of household waste that is either recycled or composted in Telford & Wrekin. This has risen in the period between 2000/01 and 2003/04 from 8.4% to 14.2%. While the level of recycling/composting in the Borough has almost doubled in the period, the level in Shropshire in 2003/04 was almost three times the level in 2000/01 with 23.3% being recycled or composted.

2.0 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION



































































Local Development Scheme was submitted to the Secretary of State in December 2004, and implementation is on schedule. The timetable and milestones for the preparation of documents set out in the local development scheme have been met. There is no need to update the local development scheme.

The assessment of document preparation is explained in the GANTT chart, a common way of showing tasks over time, below. This illustrates each document in terms of its actual preparation progress against the milestones set out in the scheme. Documents are listed in the left hand column with their respective timetables to the right, tracking actual preparation progress against production milestones in the Scheme.

The Statement of Community Involvement was submitted to the Secretary of State in August 2005. The pre-examination meeting is scheduled for October with the examination in December.

Five documents, Core Strategy, Land Allocations, Development Control Policies, Waste Policies and Proposals and the Central Telford Action Plan have achieved their scheduled key milestones in terms of the publication of the Preferred Options Report.

Actual Local Development Document Preparation Compared to Milestones

DOCUMENT TITLE	TYPE	2004 / 5	2005 / 6	2006 / 7	2007 / 8
		A M J J A S O N D J F M	A M J J A S O N D J F M	A M J J A S O N D J F M	A M J J A S O N D J F M
Local Development Scheme		 S			
Statement of Community Involvement	(LDD)	 C	  		
Core Strategy	(DPD)		   		
Land Allocations			   		
Development Control Policies	(DPD)		   		
Waste Policies & Proposals			   		
Central Telford Action Plan			   		
Proposals Map	(DPD)			  	
Minerals Policies & Proposals	(DPD)			 	
South Telford Action Plan	(DPD)			 	
Affordable Housing	(SPD)		 		
Developer Contributors	(SPD)		 		
Green Spaces Strategy	(SPD)		 		
Parking Standards & Travel Plans	(SPD)			 	 
Design Guidance	(SPD)			 	 
Reduction of Carbon Burden arising from Built Developments	(SPD)			 	 

Key:

	Scheduled		Achieved		Not Met
C	Consultation	S	Submission to SoS		

All the policies in the existing Wrekin Local Plan were drafted in the late 1990's. As part of the preparation of the LDF a review of these policies was undertaken to assess the following:

- 1 Current relevance;
- 2 Post use (successfully / unsuccessfully);
- 3 Duplication (Regional Spatial Strategy / National Planning Policy Guidance).

Whilst some of the policies no longer reflect national planning guidance and / or reflect current local circumstances, in the short term all policies have been saved for three years. It is the intention to replace or amend the policy in due course.

3.0 POLICY PERFORMANCE

This section reports on the Office of the Deputy Prime Minister (ODPM) Core Indicators only, as it is the first AMR. Recent data is summarised where available, and an indication of the trend relative to any targets and benchmarks is also indicated.

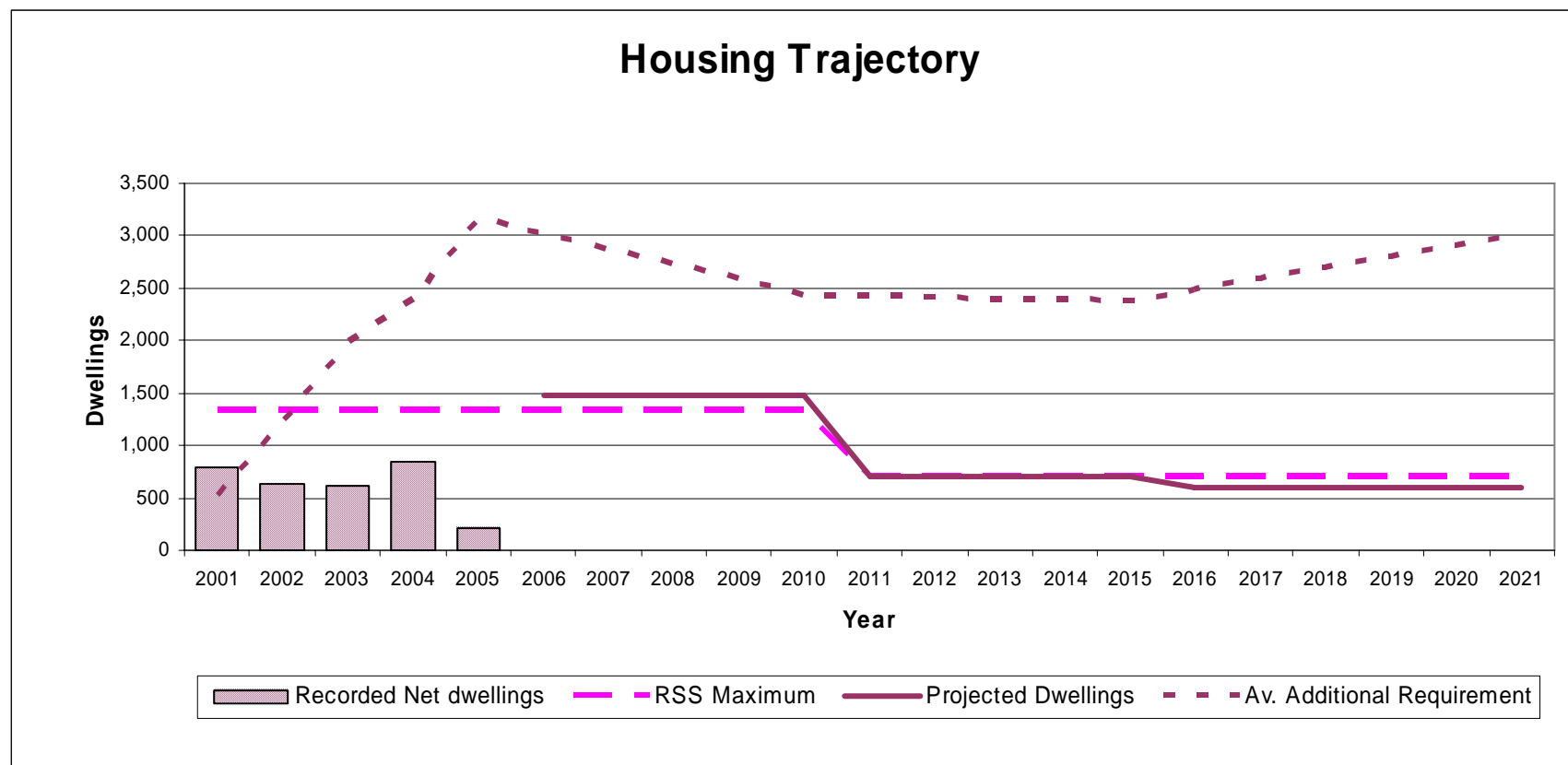
Theme	Indicators	Policy	Finest Grain Geography	Data	Target	Benchmark	Year	Baseline Data					Trend	Regional Comparator	National Comparator	Comments
								2001	2002	2003	2004	2005				
1 BUSINESS DEVELOPMENT	1a Amount of land developed for employment by type.		Site Level	B1 Business B1a Offices B1b R & D B1c Light B2 General B8 Storage Total	No Target	No Benchmark	pa		No Data			10,767 12 0 0 8,080 24,943 43,802	No Trend	No Comparators		
	1b Amount of floorspace developed for employment, by type, in development or regeneration areas.		No Areas	B1 Business B1a Offices B1b R & D B1c Light B2 General B8 Storage Total	No Target	No Benchmark	pa		No Data				No Trend	No Comparators		May be defined in South Telford in connection with HMRA work
	1c Amount of floorspace by employment type, which is on PDL.		Site Level	B1 Business B1a Offices B1b R & D B1c Light B2 General B8 Storage Total	No Target	No Benchmark	pa		No Data			10,767 12 0 0 5,935 24,943 41,657	No Trend	No Comparators		
	1d Employment land available by type.		Site Level	B1 Business B1a Offices B1b R & D B1c Light B2 General B8 Storage Total	No Target	No Benchmark	pa		No Data			73.83 6.5 0 0 75.77 102.48 258.58	No Trend	No Comparators		
	1e Losses of employment land in		No Areas	(i) Development / Regeneration Areas (ii) Borough	No Target	No Benchmark	pa	250.34	250.17	282.14	236.52		No Trend	No Comparators		May be defined in South Telford in connection with HMRA work
	1f Amount of employment land lost to residential development.		Site Level		No Target	No Benchmark	pa		No Data			2.2 Ha	No Trend	No Comparators		
2 HOUSING	2a Housing trajectory:		Borough	(i), (ii) and (iii) Net Additional Dwellings (iv) Net additional dwelling requirement (v) Net Shortfall	RSS	No Benchmark	pa	794	636	617	836	218	Within RSS 1330 Maximum Net Additional	No Comparators		Projected trajectory shown in Chart
	2b Percentage of new and converted dwellings on PDL.		Borough		53%	No Benchmark	pa	58%	55%	36%	67%	94%	Above Target	No Comparators		
	2c Percentage of new dwellings completed at		Site Level	< 30 per Ha 30 to 50 per Ha > 50 per Ha	No Target	30 per Ha	pa		No Data			19% 44% 38%	No Trend	No Comparators		
	2d Affordable housing completions.		Site Level		Housing Needs	No Benchmark	pa	329			33	94	Below Need	No Comparators		

Theme	Indicators	Policy	Finest Grain Geography	Data	Target	Benchmark	Year	Baseline Data						Regional Comparator	National Comparator	Comments
								2001	2002	2003	2004	2005	Trend			
3 TRANSPORT	3a Amount of completed non-residential development within UCOs A,B and D complying with car parking standards set out in the local development framework.		Site Level	Hotels Public Houses Entertainment Offices Financial Restaurants Outdoor Sport Indoor Sport Retail Industry / Warehousing Community Use	Local Plan	PPS3	pa			No Data			Not Known	No Comparators		Data not held on Planning Application system for policy monitoring purposes
	3b Amount of new residential development within 30 minutes public transport time of:		Sites	Doctors (30) Hospitals () Primary & Secondary Schools (72) Areas of Employment (35) Major Retail Centres (8)	No Target	No Benchmark	pa			No Data			97.7% 98.2% 94.0% 97.2%	No Trend	No Comparators	DIT Accession Model. Hospital isochrones to be calculated.
4 LOCAL SERVICES	4a Amount of completed development. Gross Square Metres.		Sites	A1 Retail Gross A1 Retail Trading A2 Services B1a Office D2 Leisure	No Target	No Benchmark	pa			No Data No Data			56252 232 358 766	No Trend	No Comparators	ODPM definitions using gross internal floorspace could be expensive to collect.
	4b Amount of completed development in town centres. Gross Square Metres.		Sites	A1 Retail Gross A1 Retail Trading A2 Services B1a Office D2 Leisure	No Target	No Benchmark	pa			No Data			7.0% No Data 0.0% 0.0% 0.0%	No Trend	No Comparators	ODPM definitions using gross internal floorspace could be expensive to collect.
	4c Amount of eligible open spaces managed to Green Flag award standard.		Borough	Ha %	No Target	No Benchmark	pa			No Data			172 85.2%	No Trend	No Comparators	ODPM definitions using gross internal floorspace could be expensive to collect.

Theme	Indicators	Policy	Finest Grain Geography	Data	Target	Benchmark	Year	Baseline Data						Regional Comparator	National Comparator	Comments
								2001	2002	2003	2004	2005	Trend			
5 MINERALS	5a Production of primary land won aggregates.		Shropshire	Sand & Gravel Crushed Rock	Need	MPS1	pa	No Data			No Trend		WMRAWP	No Comparator	Data not available to be reported. Commercial In Confidence.	
	5b Production of secondary/recycled aggregates.		Site		Need	MPS1	pa	No Data			No Trend		WMRAWP	No Comparator	No calculation method.	
6 WASTE	6a Capacity of new waste management facilities for		Site	Landfill Composting Recycling Incineration	No Target	No Benchmark	pa	No Data			No Trend		No Comparators		This data is not available.	
	6b Amount of municipal waste arising, and managed by		Borough	Landfill (cubic metres) Landfill (%) Composting (tonnes) Composting (%) Recycling (tonnes) Recycling (%) Incineration (tonnes) Incineration (%)	Fall Rise Rise Fall	No Benchmark	pa	82135.29 91.67% 212 0.24% 7147 7.98% 106.198 0.12%	88154.23 90.36% 1221 1.25% 8078 8.28% 104.942 0.11%	81872.25 88.67% 2153 2.33% 8206 8.89% 101.0385 0.11%	77166.32 85.56% 4160 4.61% 8747 9.70% 114.0735 0.13%	73913.77 80.50% 7264 7.91% 10507 11.44% 128.116 0.14%	Falling Rising Rising Rising			No Comparators
7 FLOOD PROTECTION AND WATER QUALITY	7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.		Site		No Target	No Benchmark	pa	No Data			0 No Trend		No Comparators			
8 BIODIVERSITY	8. Change in areas and populations of biodiversity importance: (i) priority habitats and species (by type)		Site		No Target	Shropshire BAP	pa	No Data			No Trend		No Comparators		No Biological Records Centre in Shropshire. Shropshire BAP under review.	
	8. Change in areas and populations of biodiversity importance: (ii) designated for their intrinsic environmental value including sites of international significance sites of national significance sites of regional significance sites of sub-regional significance sites of local significance		No Sites 7 Sites 27 Sites 4 Sites	SSSI RIGS LNR Wildlife	No Target	No Benchmark	pa	No Sites No Data			0 0 - 0 No Data		No Trend			No Comparators
9 RENEWABLE ENERGY	9. Renewable energy capacity installed by type.		Site		No Target	Shropshire BAP	pa	No Data			No Trend		No Comparators		Procedures need to be established	

It is intended that the Core Indicators will be presented in the format shown above. More detailed presentation of issues will be included with more extensive presentation as shown in this first AMR for indicator 3b. The intention is to show topics which have greater local significance.

Core Indicator 2a, the Housing Trajectory cannot be presented in the table format above, and so is presented more extensively here.



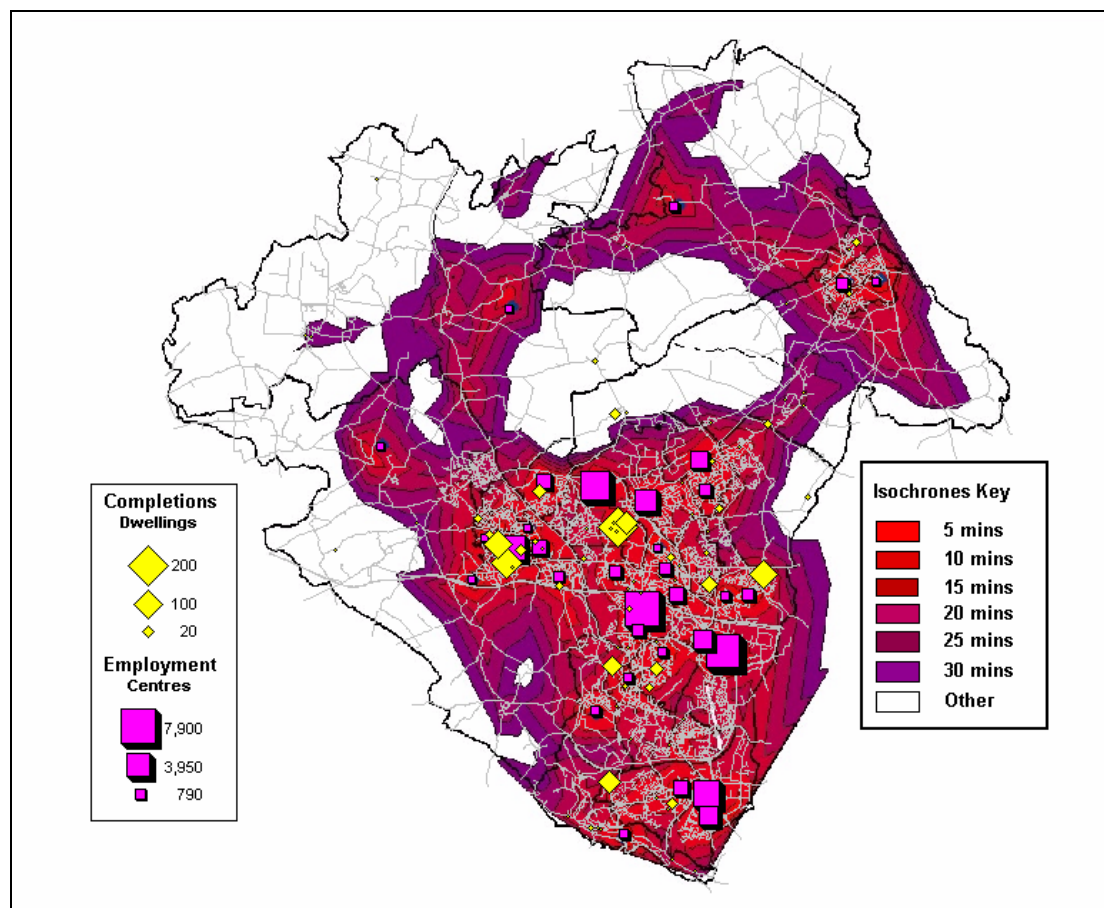
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recorded Net dwellings	794	636	617	836	218																
Projected Net Additional Dwellings						1,476	1,476	1,476	1,476	1,476	711	711	711	711	711	597	597	597	597	597	597
RSS Maximum Allocation	1330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	700	700	700	700	700	700	700	700	700	700	700
Average Additional Requirement	526	1,234	1,966	2,400	3,161	3,015	2,869	2,724	2,578	2,432	2,421	2,411	2,400	2,390	2,379	2,482	2,586	2,689	2,793	2,896	2,999

Transport Core Indicator 3b

This indicator is selected here in order to demonstrate the potential for presenting issues in a spatial format.

Indicator 3b requires the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre. The map below shows only the 30 minute travel time from the 35 employment centres in the borough.

Employment Centres and Location of New Residential Development 2004 / 2005



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The location of Super Output Areas that employ 500 or more, as well as the location of new residential development in the 12 months to April 2005 are shown. Both the employment centres and residential sites symbols are graded by numbers of employees and completions respectively. The shading shows areas of equal distance travelled (isochrone) by public transport in the time indicated by the colour scheme in the key. The maximum extent isochrone shows the area within 30 minutes by public transport from the employment centres. 94.0% of new residential development was within the 30 minutes isochrone.

4.0 KEY FINDINGS

This first AMR presents indicators from the sustainability appraisal and those core indicators identified by ODPM. It is too early to make clear links between local policy and trends in the indicators. However a few messages do emerge from the data.

Telford & Wrekin has been set a target of completing at least 53% of its residential development on previously developed land (PDL). This year 94% was on PDL, which, as in most previous years since 2001, is well above target.

Housing completion numbers in recent years have been lower than during the previous decade, but are expected to rise significantly once construction starts on the English Partnership (EP) strategic development sites at Lawley, East Ketley and Lightmoor. Telford & Wrekin Council are working in close partnership with EP, who are also prioritising the submission of their non-strategic housing sites in Telford. This will contribute to a higher and more consistent annual total housing completion delivery rate.

The net housing completions figure to March 2005 is very low because regeneration work at Woodside during the year included more than 360 demolitions. Within the currently low new dwellings figures, affordable housing completions are below the need identified in the Housing Needs Study. Once completion rates rise then it is more likely that affordable housing completions will also rise. A new more detailed Housing Needs Appraisal is being produced that will give guidance at sub-district area level. This will also assist in delivering increased affordable housing numbers.

The focus on improving waste recycling and composting has resulted in a significant increase for this core indicator.

From the sustainability appraisal evidence base two positive trends emerge. Public transport use in the Borough is increasing. And the amount of Local Nature Reserve is above the Achievement of Accessible Natural Green Space Standards.

It is clear that there are gaps in the evidence base, but the processes to be established by the monitoring framework will result in them being closed.

Significant effects on the social, environmental and economic objectives of the implementation of policies will be tested by the indicators that have yet to be developed as work on the Local Development Framework progresses in the coming months.