

additional papers 1

Council

Monday 11th June
2012
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

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Your main rights are set out below:-

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- Automatic right to inspect agenda and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees (or summaries of business undertaken in private) for up to six years following a meeting.
- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, upon request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.
- A reasonable number of copies of agenda and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its Committees etc.
- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, all items of business before the Executive Committee are Key Decisions.
- (Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:
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**If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact
Ivor Westmore
Committee Support Services**

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Tel: (01527) 64252 (Extn. 3269) Fax: (01527) 65216
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Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.

Declaration of Interests: Guidance for Councillors

DO I HAVE A "PERSONAL INTEREST" ?

- Where the item relates or is likely to affect your **registered interests** (what you have declared on the formal Register of Interests)

OR

- Where a decision in relation to the item might reasonably be regarded as affecting **your own** well-being or financial position, or that of your **family**, or your **close associates** more than most other people affected by the issue,

you have a personal interest.

WHAT MUST I DO? **Declare the existence, and nature, of your interest and stay**

- The declaration must relate to specific business being decided - a general scattergun approach is not needed
- **Exception** - where interest arises only because of your membership of another **public body**, there is no need to declare unless you **speak** on the matter.
- You **can vote** on the matter.

IS IT A "PREJUDICIAL INTEREST" ?

In general only if:-

- It is a personal interest **and**
- The item affects your **financial position** (or conveys other benefits), or the position of your **family, close associates** or bodies through which you have a **registered interest** (or relates to the exercise of **regulatory functions** in relation to these groups)

and

- A member of public, with knowledge of the relevant facts, would reasonably believe the interest was likely to **prejudice** your judgement of the public interest.

WHAT MUST I DO? **Declare and Withdraw**

BUT you may make representations to the meeting before withdrawing, **if** the public have similar rights (such as the right to speak at Planning Committee).



Council

11th June 2012

7.00 PM

Council Chamber Town Hall

8. Executive Committee

To receive the minutes and consider the recommendations and/or referrals from the following meeting of the Executive Committee:

29th May 2012

Matters requiring the Council's consideration may include:

- Redditch Borough Council Response to Stratford-on-Avon Draft Core Strategy.

(Minutes, report and decision attached)



Executive Committee

29th May 2012

MINUTES

Present:

Councillor Bill Hartnett (Chair), Councillor Greg Chance (Vice-Chair) and Councillors Rebecca Blake, Michael Braley, Carole Gandy, Phil Mould, Mark Shurmer and Debbie Taylor

Also Present:

Councillors Andrew Brazier and Derek Taylor

Officers:

R Bamford, K Dicks, C Flanagan, S Hanley and A Heighway

Committee Services Officer:

I Westmore

1. APOLOGIES

An apology for absence was received on behalf of Councillor Luke Stephens.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. LEADER'S ANNOUNCEMENTS

The Leader advised that the following items of business, scheduled on the Forward Plan to be dealt with at this meeting, had been rescheduled to later meetings of the Committee:

- Concessionary Rents Policy; and
- Polling Stations – Review.

He also advised that the final report of the Promoting Sporting Participation Task and Finish Group would be dealt with at a alter meeting of the Executive Committee in the light of the rescheduling of the most recent meeting of the Overview and Scrutiny Committee.

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Chair

The Leader commented on the success of the Halfords Tour Series Bike Race the previous week. Other Members joined in expressing their enthusiasm for the event and it was suggested that any comments or suggestions for future events be fed back to Officers and/or the Town Centre Partnership.

The Leader also commented on the EDL March the previous weekend, noting that it had caused minimal disruption and that he had written to the Chief Constable of the West Mercia Constabulary to thank him and his officers for their assistance in managing the event. Members expressed their pride at the response of local people to the event and proposed that the Council follow through with the success of the counter-demonstration and support by helping in the organization of a community event.

4. MINUTES

RESOLVED that

the minutes of the meeting of the Executive Committee held on 24th April 2012 be confirmed as a correct record and signed by the Chair.

5. IMPLEMENTATION OF A PILOT SCHEME TO GATE AN ALLEYWAY BETWEEN CRABBS CROSS LANE AND ST PETERS CLOSE, CRABBS CROSS

The Committee received a report asking it to consider the implementation of a Gating Order made by Worcestershire County Council under s.2 of the Clean Neighbourhoods and Environment Act 2005. The Gating Order was in respect of a pathway running between Crabbs Cross Lane and St. Peters Close, Crabbs Cross.

It was noted that a number of alternative solutions had been tried over the years to alleviate this long-standing problem, none of which had proved successful. The five year pilot scheme Gating Order had been developed in consultation with local residents, and the local Ward Members, who were present at the meeting, confirmed that reaction to the move was positive. There was concern expressed at the length of time it had taken for this matter to have been satisfactorily dealt with. The impact of intervening changes in legislative arrangements should measures remain in preparation for an extended period, such as on this occasion, was also commented upon. Officers noted that there were wider lessons to be learned from this issue with regard to the decision-making process and responding to public concerns.

RESOLVED that

the implementation of the Gating Order for the Crabbs Cross Lane pilot scheme be approved, which would have the effect of allowing gates/barriers to be erected between Crabbs Cross Lane and St Peters Close at the location identified on the map attached to the report at Appendix 1.

6. REDDITCH BOROUGH COUNCIL RESPONSE TO STRATFORD-ON-AVON DRAFT CORE STRATEGY

The Committee considered a report setting out the response from Officers to the Stratford-on-Avon Draft Core Strategy for endorsement. Members were informed that it had not been possible for the response to be agreed through the normal decision-making process in time to meet the consultation deadline. The response had been discussed at the Planning Advisory Panel, however.

Members were particularly interested in the possibility of development along the A435 corridor and on the land between Studley and Redditch, noting variously the potential benefits to Studley of industrial use on part of that land and the problems with access from the A435 in the Mappleborough Green area. Officers explained that they regarded the area generally as providing pockets of opportunity for development.

RECOMMENDED that

the Officer response (attached at Appendix 1 to the report) to the Stratford-on-Avon Draft Core Strategy, as submitted to Stratford-on-Avon District Council (SoADC) on 29th March 2012 (in line with consultation period dates), be endorsed.

7. OVERVIEW AND SCRUTINY COMMITTEE

Members received the minutes of the most recent meeting of the Overview and Scrutiny Committee.

RESOLVED that

the minutes of the meeting of the Overview and Scrutiny Committee held on 17th April 2012 be received and noted.

8. SHARED SERVICES BOARD

The Committee received the minutes of the most recent meeting of the Shared Services Board.

RESOLVED that

the minutes of the meeting of the Shared Services Board held on 19th April 2012 be received and noted.

9. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.

There were no minutes or referrals to consider under this item.

10. ADVISORY PANELS - UPDATE REPORT

Members considered the latest version of the report on the Council's Advisory Panels and similar bodies. It was noted that there were meetings of the Grants Panel arranged for 6th June 2012 and the Planning Advisory Panel on 30th May 2012.

11. ACTION MONITORING

Members considered and noted the most recent version of the Committee's Action Monitoring report.

The Meeting commenced at 7.00 pm
and closed at 7.32 pm

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Chair

REDDITCH BOROUGH COUNCIL

COUNCIL

11th June 2012

6. **REDDITCH BOROUGH COUNCIL RESPONSE TO STRATFORD-ON-AVON DRAFT CORE STRATEGY**

RECOMMENDED that

the Officer response (attached at Appendix 1) to the Stratford-on-Avon Draft Core Strategy, as submitted to Stratford-on Avon District Council (SoADC) on 29th March (in line with consultation period dates), be endorsed.

**EXECUTIVE
COMMITTEE**

29th May 2012

**REDDITCH BOROUGH COUNCIL RESPONSE TO STRATFORD – ON –
AVON DRAFT CORE STRATEGY**

Relevant Portfolio Holder	Portfolio Holder for Planning, Regeneration, Economic Development & Transport
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford, Head of Planning & Regeneration
Ward(s) Affected	All Wards
Ward Councillor(s) Consulted	Yes
Key Decision	

1. SUMMARY OF PROPOSALS

This report requests that the Redditch Borough Council (RBC) response (attached at Appendix 1) to the Stratford-on-Avon Draft Core Strategy be approved to formalise the Officer response submitted to Stratford-On-Avon District Council (SoADC) on 29th March 2012 (in line with consultation period dates). The response supports the Districts Core Strategy and promotes joint working where required (particularly with regard to meeting employment needs) to ensure both Authorities progress with sound plans.

2. RECOMMENDATIONS

The Executive Committee is asked to RECOMMEND that the Officer response (attached at Appendix 1) to the Stratford-on-Avon Draft Core Strategy, as submitted to Stratford-On-Avon District Council (SoADC) on 29th March 2012 (in line with consultation period dates), be endorsed.

3. KEY ISSUES**Financial Implications**

3.1 None.

Legal Implications

3.2 All Local Authorities have a legal obligation to produce a Local Plan in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) Regulations 2012.

**EXECUTIVE
COMMITTEE**

29th May 2012

Service / Operational Implications

- 3.3 In accordance with the above legal requirements SoADC are required to prepare a plan. Under previous regulations they are progressing with a Core Strategy. Stratford-On-Avon have previously consulted Redditch on two stages of the draft Core Strategy. Both responses have supported the policies put forward in the strategy and have recommended that the two Authorities work together to progress plans that complement each other. On this basis the following key points have been submitted to Stratford in response to this version of the draft Core Strategy (the full response can be seen at Appendix 1).
- 3.4 RBC strongly supports references in the document to the potential need to accommodate Redditch related growth. RBC feels it is in a position to work closely with SoADC on the progression of this aspect of the plan and can provide detailed information on the exceptional circumstances which demonstrate that cross-boundary growth is essential, particularly with regard to employment allocations at Gorcott Hill;
- 3.5 It is noted from the plan that Redditch provides a significant amount employment to Stratford residents, accordingly it would be appropriate that some employment land need generated by Redditch should be accommodated in a suitable location within Stratford District;
- 3.6 RBC recommends that housing options between Studley and Redditch (Options 1 and 2) are likely to be unsuitable locations for development as these locations would reduce the gap between Studley and Redditch where this land serves an important Green Belt purpose (contradicting two of the principles contained within the Draft Plan);
- 3.7 RBC would suggest discussions with Bromsgrove District Council and SoADC regarding alignment of submission dates in the interests of cooperation; and
- 3.8 RBC would support the allocation of housing and some employment along the A435 Corridor.

Customer / Equalities and Diversity Implications

- 3.9 None.

**EXECUTIVE
COMMITTEE**29th May 2012

4. RISK MANAGEMENT

If the Officer response to the Stratford-On-Avon Draft Core Strategy is not approved then this would affect the influence RBC can have on the content of the Stratford-On-Avon Core Strategy. In turn this could affect the content of the Redditch Plan and may lead to both documents being found unsound should the content of these two plans conflict.

5. APPENDICES

Appendix 1 - Redditch Borough Council response to the Stratford-on-Avon Draft Core Strategy

6. BACKGROUND PAPERS

Stratford-On-Avon Draft Core Strategy (October 2008).

Redditch Borough Council response to the Stratford Core Strategy Draft Document (January 2009).

Stratford-On-Avon Consultation Core Strategy (February 2010).

Redditch Borough Council Representations on 'Directions for Stratford-on-Avon District Consultation Core Strategy' (March 2010)

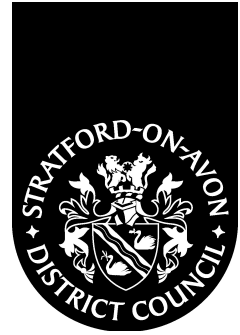
7. KEY

RBC - Redditch Borough Council
SoADC - Stratford – on – Avon District Council

AUTHOR OF REPORT

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Tel.: 3221

**Stratford-on-Avon District
Local Development Framework
Draft Core Strategy 2012**



Comment Form

Have you considered using the on-line comment form available on www.stratford.gov.uk/dcs2012

Please use black ink

A separate form should be used for each topic

Which part of the Consultation Core Strategy is your comment about?
(please give the reference no. used in the document if possible)

Section Policy Consultation Question

Other part of document

What is the nature of your comment?
(please tick appropriate box)

Support

Object

Other comment

Please give the reasons for your opinion on the other side of the form

Put your contact details in the box(es) below – please use BLOCK CAPITALS

Person(s) or Organization Submitting Comments		Agent (if applicable)	
Name	LOUISE JONES	Name	
Organization (if applicable)	REDDITCH BOROUGH COUNCIL	Organization	
Address	DEVELOPMENT PLANS PLANNING SERVICES REDDITCH BOROUGH COUNCIL TOWN HALL WALTER STRANZ SQUARE REDDITCH B98 8AH	Address	
Tel No.	01527 64252 EXTN: 3221	Tel No.	
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If you are using an Agent, future correspondence will be sent to them unless informed otherwise

Please note that responses cannot be treated as confidential

Please note that your response will be published on the District Council's website. However, this will exclude the postal address, telephone number and email address of individual respondents. The details of respondents will only be retained by the District Council for the purposes of Local Development Framework consultation and will not be used for any other purpose.

Please state in the box below the reasons for your opinion on the topic:

Please note this is an Officer only response, this response is due to be endorsed by Members in June 2012, at which point confirmation will be sent that this is a formal Redditch Borough Council representation.

Specific Areas

Redditch Borough Council (RBC) strongly supports **paragraph 2.3.2 1), 10.8.21 and 7.1.6 3)** where reference is made for the potential need to accommodate Redditch related growth. RBC feels it is in a position to work closely with Stratford – on – Avon District Council (SoADC) on the progression of this aspect of the plan and can provide detailed information on the exceptional circumstances which demonstrate that cross-boundary growth is essential, particularly with regard to employment allocations at Gorcott Hill.

With regard to **Question 1)**, RBC suggests further joint working is required to demonstrate the exceptional circumstances for the location of new development.

Page 12 (and throughout the document including Consultation Question 13) refers to the West Midlands Sustainability Checklist, this tool no longer exists and its reference should be removed or replaced.

Question 179 – It is considered that Options 1 and 2 are likely to be unsuitable locations for development as these locations would reduce the gap between Studley and Redditch where this land serves an important Green Belt purpose. Development at these locations would contradict two of the principles contained within the Draft Plan which apply to Studley. These are - Principle 1 which is to *“Retain the separate and distinct identity of Studley and maintain the open gap between the village and Redditch.”* Principle 12 also states *“Protect the area of land separating Studley and Redditch, ensuring urban development does not encroach and undermine the character of the area as a separate entity.”* In addition **Paragraph 10.8.3** notes that *“While the village is surrounded on all sides by Green Belt, this area is particularly significant in preserving the separate identity of Studley from Redditch.”*

The first point of the future development strategy at **paragraph 10.8.14** also states, *“It is evident that the most critical feature about Studley which should be preserved is its separate identity from Redditch. One of the key purposes of the Green Belt is to prevent settlements from merging into one another and it is important that the gap of open countryside between the two is not encroached on by development.”*

With regard to **Section 1.1.1** the change to the end date of the plan is noted, it is anticipated that adoption would be 2013? RBC would suggest discussions with Bromsgrove District Council (BDC) and RBC regarding alignment of submission dates in the interests of cooperation.

Section 2.1.2 of the strategy refers to discussions between the authorities on determining the key cross-boundary 'issues' and we need to continue these discussion between the Authorities.

Section 2.3.2 Point 1) refers to 'the 'case for growth', this evidence base still exists for the purposes of the West Midlands Regional Spatial Strategy Phase 2, which is not yet revoked and lawfully this evidence base must still be considered. Until the Regional Spatial Strategy is formally revoked evidence must be provided which fully justifies an alternative approach otherwise the Duty to Cooperate will not be fulfilled.

SoADC is aware of the RBC evidence being collated to justify new growth options. RBC's consultation on growth options is to follow Stratford's consultation shortly. Officers at Redditch recognise the need to follow up any potential growth cross boundary with our neighbour's if it is required. It may be required that some of Redditch's growth need to be

met on land adjacent to Redditch (in SoAD) and this could be achieved where Green Belt boundary adjustments are not necessary (i.e. the A435 corridor). RBC considers that there is evidence to support such an allocation and would welcome further discussion about the land involved.

Section 5, Policy CS 1 'Sustainable Development' point a) states *"Protect, enhance and manage the character and appearance of the individual towns and villages and landscape within Stratford-on-Avon District, maintaining and strengthening the distinctiveness of special qualities, and protecting the integrity of the District's countryside."* RBC recognises the importance of this in relation to Studley and believes this is well evidenced by the jointly commissioned WYG 'Study into future growth implications for Redditch Stage 1 and 2'.

Section 7, District Designations, Point 3 - With regard to Gorcott Hill, RBC note the possible exceptional circumstance for employment related development at this location and recognise the site constraints. It may be applicable to add more detail into this section such as site size. It may also be useful to explain the reasons for these exceptional circumstances (i.e. the employment land supply constraints in Redditch) which the Council is willing to collaborate on.

With regard to **key drivers**, it is noted that the 'Study into Future Growth Implications of Redditch (2009)' is relevant and it may also be appropriate to refer to Redditch Employment Land Review as the exceptional circumstance is reflected here.

Section 9.03 - The first point of this paragraph is to *"Aim for lower net in-migration"*. RBC feels this risks being an un-deliverable aspiration as there is no strategy or agreement to reverse the in-migration.

The fourth point of this paragraph is to *"Preserve the special nature of the district"*. It could be made clearer which special character this is referring to, is this environmental characteristics? If this is the case is this supported by the Sustainability Appraisal which should suggest that there are insurmountable environmental issues of meeting housing needs where it arises.

Policy CS16 Spatial Distribution of Development contains a section which states *"To preserve the character of Stratford-upon-Avon estate sizes of a maximum of 100 homes will be required"*. There are infrastructure concerns with setting a maximum threshold as prescribed, for example an additional 20-30 homes may make infrastructure viable or 100 extra dwellings may overload a facility?

Section 9.7.13 states that *"Limited additional employment allocations are appropriate to support higher value economic growth in Class B1a offices and B1b research development sectors."* It is unclear exactly what is meant by this, further explanation and evidence could be provided to demonstrate why allocations are limited.

Section 9.7.14 states that *"there is a potential surplus of between 44.5-69 hectares of land across the District for the plan period to 2028. This land is currently primarily used for industrial activities (Class B1c and B2)."* It is considered that all surplus land should be vacant unused land, whereas this section states that surplus land is actually in use, and therefore cannot be considered as surplus.

Section 10.8.3 - with regard to Studley states *"...the village is surrounded on all sides by Green Belt, this area is particularly significant in preserving the separate identity of Studley from Redditch."* RBC agrees with this statement and there is evidence to support this.

Section 10.8.13 Studley Area Policy Profile, Policy Principles – a) environmental – bullet points 1, 4, 10, 12 and 13. RBC can assist with achieving these principles for development through Redditch's development proposals.

Section 10.8.20 *"In terms of employment development, the Employment Land Study concluded that there is no need to identify additional land given the scale of existing"*

provision. While there is a high level of out-commuting to jobs, a large proportion of these are at nearby Redditch." As referred to above, due to the significant amount of job opportunities available to Stratford residents within Redditch, this may be an appropriate rationale for allocating some suitable Redditch employment land in Stratford in particular the release of Gorcott Hill allocated for employment purposes to meet Redditch's needs (as referred to a paragraphs 10.8.21 and 10.8.22).

General

Redditch Borough Council would support the allocation of housing and some employment along the A435 Corridor.

It is noted from the plan that Redditch provides a significant amount employment to Stratford residents ("*9.7.9 -The most significant workplace destinations outside the District are Warwick District (11.5%), Worcestershire, particularly Redditch (5.7%)*". In addition 7% of Alcester residents work in Redditch, 2% of Henley-in-Arden and 25% of Studleys employed residents work in Redditch). In addition paragraph 10.8.20 states that "*In terms of employment development, the Employment Land Study concluded that while there is a high level of out-commuting to jobs, a large proportion of these are at nearby Redditch.*" Accordingly it would be appropriate that some employment land need generated by Redditch should be accommodated in a suitable location within Stratford District.

Continue on a separate sheet if necessary

Date

29th March 2012

Forms should be returned by **5.00pm on Friday 30 March 2012** to: Policy Team, Corporate Support Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX or by email to planning.policy@stratford-dc.gov.uk

Thank you for contributing your views